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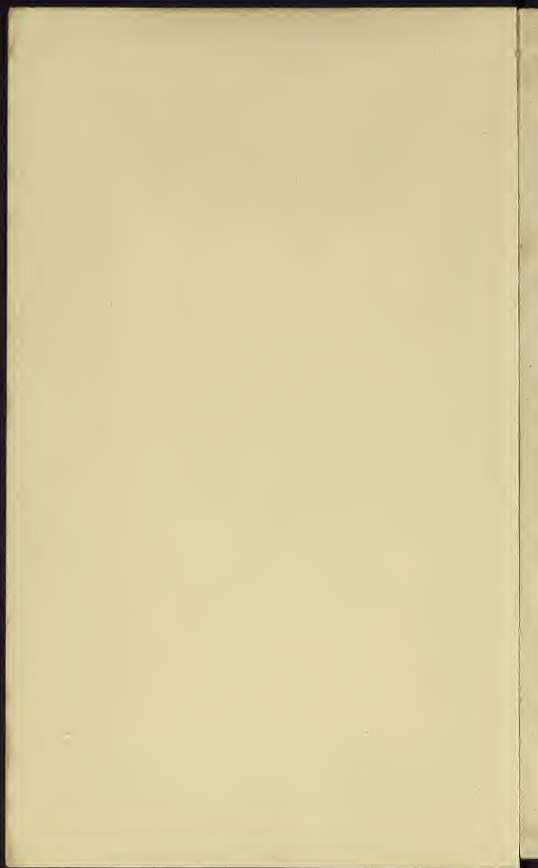


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AGRICULTURAL STATE

*Princ* OF THE *Princ*  
*Generals*  
KINGDOM,

IN FEBRUARY, MARCH, AND APRIL, 1816;

BEING THE

SUBSTANCE OF THE REPLIES

TO

A CIRCULAR LETTER

SENT BY THE

*BOARD OF AGRICULTURE,*

TO EVERY PART OF THE KINGDOM.

---

Printed for the Use of the Members of the Board,

*And not for Sale.*

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LONDON:

PRINTED BY B. M'MILLAN,

BOW-STREET, COVENT-GARDEN,

PRINTER TO HIS ROYAL HIGHNESS THE PRINCE REGENT.

1816.

AMERICAN BOOK CONCERN

NEW YORK  
1870

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THE BOARD of AGRICULTURE, on assembling after the Christmas vacation, considered it as an incumbent duty to the Public, to take the necessary measures for ascertaining the real state of the Kingdom, in whatever most intimately concerned its Agricultural Resources; and for this purpose, ordered the following Circular Letter and Queries to be immediately dispatched to all their Correspondents.

---

SIR,

The Board of Agriculture, attentive to those circumstances which concern the Agricultural Interest of the Kingdom, beg your attention to the under-written Queries; to which they request the earliest possible Reply. The importance of the subject, in the present state of the Kingdom, will without doubt induce you to be carefully accurate in the Answers with which you may favour us.

I am, Sir,

Your obedient, and very humble Servant,

J. FANE, Vice-President.

(Signed by Order of the Board.)

13th February, 1816.

## QUERIES.

1. Are any Farms in your neighbourhood unoccupied by Tenants; and have Landlords, in consequence, been obliged to take them into their own hands? Please to state the number of Farms, and their size.
2. Have any Tenants, within your knowledge, given notice to their Landlords, of quitting their Farms at Lady-day, or any other period?
3. Have any Farms been lately re-let at an Abatement of Rent; and if so, what is the proportion of such Abatement?
4. What circumstances, denoting the Distress of the Farmers, have come to your knowledge, which may not be included under the above Queries?
5. Is the present distress greater on Arable, or on Grass Farms?
6. Have Flock-farms suffered equally with others?
7. Does the Country in which you reside, suffer from a diminished circulation of Paper?
8. What is the state of the Labouring Poor; and what is the proportion of Poor-Rates, compared with the Years 1811 and 1812?
9. What Remedies occur to you, for alleviating these Difficulties?

---

To these Queries the Board received 326 Letters in reply, from which the following statement has been collected.

*First Query.—Occupancy.*

Three hundred and thirteen replies, describing the state of occupation, have been received, which may be thus arranged:

<i>Letters.</i>	
Letters, mentioning farms unoccupied by tenants, } being thrown on the landlords' hands, .....	168
Letters, in which no such want of occupancy occurs,	127
Letters, in which farms are stated to have been uncultivated for want of being occupied by } the landlords, .....	18
	<hr/> 313 <hr/>

It is necessary to observe, in relation to the 127 Letters, that their not containing the article of occupation by tenants, is not singly to be taken as a sign of prosperity, as a great number of them are amongst those the most descriptive of agricultural distress; and 64 of them also add, that notices have been given to quit; a circumstance marking, in some degree, the progress of the evil.

It may further be remarked, that these Letters represent a large quantity of land to be uncultivated.

*Second Query.—Notices to quit.*

Three hundred and twenty-two replies have been received to this Query, which may be thus arranged.

	<i>Letters.</i>
Letters, in which the expression is, <i>many</i> Farmers } have given notice to quit, .....	103
Letters, in which the expressions are, <i>several</i> , or } <i>a few</i> , have given notice to quit, .....	111
Letters, in which the expression is, <i>all that can</i> , } have given notice to quit, .....	37
Letters, in which the expression is, none have } given notice to quit, .....	71
	322

It is scarcely necessary to remark, that until the present period of declension commenced, such an idea, as giving notice to quit a farm, except for the purpose of hiring a better one, may be said to have been almost unknown in the kingdom; and no circumstance can more clearly mark the present degradation of the employment, than these notices to quit.

### *Third Query.—Reduction of Rent.*

There have been 212 returns, specifying the proportionate reduction of rent, and the average of them all is 25 per cent.

It should however be remarked, that this applies only to the Letters which specify the amount of the reduction: many others speak of the same fact, without giving precisely the proportion.

The Land Rents of the kingdom, according to the returns of the Property-tax, have been stated at 34,000,000; if the real fact should exceed this by only two millions, the total will be 36 millions, and the loss of 25 per cent. will give a total of 9,000,000 to land-



lords alone ; but this will by no means, according to the Letters received by the Board, be the whole of one year's loss, as the amount of unpaid arrears is stated in many of the Letters to be very great indeed, and property not only distrained for rent, but also for taxes.

The distress of the present period will scarcely permit of a doubt, were it proved by no other circumstance than the curious fact which occurs more than once in the Correspondence, that the mere occupation of farms, free of all rent, is considered as a benefit, with the Norfolk assertion, that the year's rent of the county will be lost : such assertions may not be accurate, but they could not be ventured, if the distress was not very great : proved also by twenty advertisements of sales for distress of rent, in that one county.

---

*Fourth Query.—General State of Husbandry in the present Period.*

By far the greater number of the Letters, enter into considerable details on the circumstances which denote the present deplorable state of the National Agriculture. Bankruptcies, seizures, executions, imprisonments, and farmers become parish paupers, are particularly mentioned by many of the Correspondents ; with great arrears of rent, and in many cases, tithes and poor-rates unpaid ; improvements of every kind generally discontinued ; live stock greatly lessened ; tradesmen's bills unpaid ; and alarming gangs of poachers and other depredators. These circumstances are generally expressed in language denoting extreme distress, and absolute ruin in a variety of instances.

*Fifth and Sixth Queries.—Arable and Grass Land, and Flock Farms, compared.*

The replies to the Fifth Query, very generally assert the distress to be much greater on arable than on grass land; but many of them observe, that of late the prices of grass-land produce have so much declined, that the difference promises soon to be but small. In general, it is asserted, that flock farms have suffered much less than others; but they have begun to feel it heavily, yet not equally with arable land.

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*Seventh Query.—Circulation of Paper.*

There is in the replies some difference of opinion upon this point: much mischief is noted from the failure of country banks: many of the Correspondents are of opinion, that Agriculture suffers much for want of a larger and safer circulation; and not a few complain heavily of the deficiency of paper being so extreme, that they are forced to sell their products under a great depreciation of price, merely from the want of notes to pay for them. The greatness of the inconvenience may be easily conjectured from the case of Lincolnshire, where that diminution is stated to amount to no less than two millions and a half sterling; and in Wiltshire to 300,000*l.* But a few others are of opinion, that the present amount of paper is adequate to the object of buying and selling at the present reduced prices.

*Eighth Query.—State of the Labouring Poor, and Poor-rates.*

The total number of Letters containing replies on the first of these subjects, amounts to 273.

Two hundred and thirty-seven Letters describe the state of the Poor under various expressions, denoting a want of employment, in terms more or less forcible.

One hundred and one of the above Letters, expatiating on the degree of this want of employment, describe the extreme distress resulting from it as amounting to great misery and wretchedness, and in some cases to an alarming degree.

Eighteen Letters describe the state of the Labouring Poor as neither better nor worse than formerly.

Twenty-five Letters give a favourable report, representing their state as not in want of employment, and therefore not distressed.

These forty-three cases, so much more favourable than the rest, require a few words of explanation, as in fifteen of them there occur circumstances tending to shew, that whatever the present state may be, it will soon become not superior to that of the rest. In seven of these cases, they are attended by minutes of unoccupied farms, and notices to quit. In two others, poor-rates are stated to be high and increased. In one other, the favourable report combines with the fact of fifty farmers being distrained for rent. In another case, the favourable report is confined to one or two parishes, with much distress in their vicinity. In one other, in which the Poor are represented as not suffering, it is admitted that they have less employment than heretofore. In another case,

employment is found by manufacturers; and in one, the Reporter employs all the Poor of his parish, on a principle of charity.

---

*Cottagers, Land, and Cows.*

The Board of Agriculture, on occasion of the Scarcity in the years 1795 and 1796, made various enquiries into the state of the Labouring Poor; which produced some interesting memoirs on the best means of supporting them. Among these, one from the Earl of Winchilsea, on a practice which had been common in Rutlandshire for time immemorial, that of attaching land to cottages, to enable the poor to keep cows, was particularly distinguished; and Queries on the same subject, were also satisfactorily answered by the late Lord Brownlow, and some other Correspondents. In the year 1800, the Secretary of the Board was directed to employ the summer in examining the effect of a great number of Parliamentary Enclosures, as well in respect to the interest of cottagers, as to those general beneficial results, well known to flow from the measure of enclosing; and as it appeared upon that enquiry, that many cottagers were deprived of the benefit of cows, without any necessity for such deprivation; the Board, in order the better to understand the question, dispatched a person in 1801, for the express purpose of fully ascertaining it in the two Counties of Rutland and Lincoln: the report of that journey was one of the most interesting memoirs ever laid before the public; and proved unquestionably, the immense advantages resulting from the system, to the landlord, the farmer, the cottager, and the public. A few short extracts will fully support the assertion. Lord Winchilsea thus expresses himself;

“ I am more and more confirmed in the opinion I have long had, that nothing is so beneficial, both to the cottagers and to the land-owners, as their having land to be occupied either for the keeping of cows, or as gardens, according to circumstances.

“ By means of these advantages, the labourers and their families live better, and are consequently more fit to endure labour; it makes them more contented, and more attached to their situation; and it gives them a sort of independence, which makes them set a higher value upon their character. In the neighbourhood in which I live, men so circumstanced, are almost always considered as the most to be depended upon and trusted: the possessing a little property certainly gives a spur to industry; as a proof of this, it has almost always happened to me, that when a labourer has obtained a cow, and land sufficient to maintain her, the first thing he has thought of, has been, how he could save money enough to buy another; and I have almost always had applications for more land from those people so circumstanced. There are several labourers in my neighbourhood, who have got on in that manner, till they now keep three, and some four cows, and yet are amongst the hardest-working men in the country, and the best labourers. I believe there are from seventy to eighty labourers upon my estate in Rutland, who keep from one to four cows each; and I have always heard that they are hard-working industrious men; they manage their land well, and always pay their rent,

“ In a village near me, where there are a great number of labourers who keep cows, the poor's-rate is not at this time above sixpence in the pound: the number of inhabitants 335.

“ Some difficulties may occur, in establishing the

custom of labourers keeping cows, in those parts of the country where no such custom has existed : wherever it has, or does exist, it ought by all means to be encouraged, and not suffered to fall into disuse, as has been the case to a great degree in the Midland Counties ; one of the causes of which I apprehend to be, the dislike the generality of farmers have to seeing the labourers rent any land. Perhaps one of their reasons for disliking this is, that the land, if not occupied by the labourers, would fall to their own share ; and another, I am afraid, is, that they rather wish to have the labourers more dependent upon them, for which reasons they are always desirous of hiring the house and land occupied by a labourer, under pretence, that by that means the landlord will be secure of his rent, and that they will keep the house in repair. This the agents of estates are too apt to give into, as they find it much less trouble to meet six, than sixty tenants at a rent-day, and by this means avoid the being sometimes obliged to hear the wants and complaints of the poor : all parties, therefore, join in persuading the landlord, who, it is natural to suppose (unless he has time and inclination to investigate the matter very closely), will agree to this their plan, from the manner in which it comes recommended to him : and it is in this manner that the labourers have been dispossessed of their cow-pastures in various parts of the Midland Counties. The moment the farmer obtains his wish, he takes every particle of the land to himself, and re-lets the house to the labourer, who by this means is rendered miserable, the poor's-rate increased, the value of the estate to the land-owner diminished, and the house suffered to go to decay ; which, when once fallen, the tenant will never rebuild, but the landlord must, at a considerable expence. Whoever travels through the Midland Counties,

and will take the trouble of enquiring, will generally receive for answer, that formerly there were a great many cottagers who kept cows, but that the land is now thrown to the farmers ; and if he enquires still further, he will find, that in those parishes the poor's-rates have increased in an amazing degree, more than according to the average rise throughout England."—*Earl of Winchilsea, Communications*, vol. i. p. 77.

Mr. Crutchley, steward to the Earl of Winchilsea, writes thus:

"Wages are certainly not raised by labourers having land. I am persuaded they are, in fact, much lowered, if the wages were the same ; as a more industrious set of men are employed in labour, and having more of the comforts of life, they are enabled to work harder than common labourers ; by this more work is done for the same wages.

"The difference between a cottager and a common labourer is so much, that I am at a loss for a comparison, except it be that of an opulent farmer to a cottager ; and where there are a number of them in any parish, the rates will be low. The public must be benefited by them, there being not a yard of waste land upon any of their premises to be found."—*Crutchley, Communications*, vol. i. p. 93.

In a Memoir presented to the Board, Lord Brownlow thus expresses himself:

"In many parishes the cottages are very generally let to under-tenants by the farmers ; but this is a practice universally rejected on my estates.

"To the cottager the contrary system affords the comforts of life ; to the parish, it lowers the poor's-rates : a man who keeps a cow has seldom been known to be troublesome to a parish ; and to the public it gives an increase of hands, from infancy taught to work by their

parents for their advantage."—*Lord Brownlow, Communications*, vol. i. p. 85.

In the following extract, it is Robert Barclay, Esq. who speaks.

"It certainly is of great moment, to find some method to enable country labourers to live more comfortably than they do at present, by placing them in a situation where they may acquire some property and subsistence, when they become old, and unable to perform hard work, and that they may not be so subjected to the difficulties which they now undergo, in times of scarcity, nor become a burthen upon the parishes where they reside; likewise, that they may be enabled to keep cows for the nourishment of their children."—*Barclay, Communications*, vol. i. p. 91.

The person employed by the Board, and who examined above forty parishes minutely, gives the following general result.

"Seven hundred and fifty-three cottagers have amongst them 1194 cows, or, on an average,  $1\frac{1}{2}$  and  $\frac{1}{11}$  cow each. NOT ONE OF THEM RECEIVE ANY THING FROM THE PARISH! even in the present scarcity. The system is as much approved of by the farmers as it is by the poor people themselves. They are declared to be the most hard-working, diligent, sober, and industrious labourers who have land and cows, and a numerous meeting of farmers signed their entire approbation of the system. In the above mentioned parishes, rates are, on an average,  $17\frac{1}{2}d.$  in the pound; and, but for exceptions of some families who have not land, and of certain cases and expences foreign to the enquiry, they would not be one penny in the pound.

"In nine parishes, where the proportion of the poor having cows amount to rather more than half the whole, poor-rates are  $3\frac{1}{2}d.$  in the pound.



" In twelve parishes, where the proportion is less than half, but not one-third, poor-rates are 9½d. in the pound.

" In ten parishes, where the proportion is something under a fourth, poor-rates are 1s. 6d. in the pound.

" In seven parishes, where the proportion is but nearly one-sixth, poor-rates are 4s. 1½d. in the pound.

" And in thirteen parishes, where few or none have cows, poor-rates are 5s. 11d. in the pound.

" The poor in this considerable district being able to maintain themselves without parish assistance, by means of land, and live-stock, and to do it at the same time so much by their industry and sobriety, and consistently with an honest conduct, *clearly marked by the entire approbation of this system by the farmers, &c. their neighbours*, is a circumstance which, well considered, does away a multitude of those objections and prejudices which we so often hear in conversation."

In the replies to the Circular Letter of 1816, some notes occur upon this practice, of cottagers keeping land, which it is necessary here to recite.

At Shewart in Kent, it is remarked by Mr. Curling, that a late legal decision, determining that keeping a cow gained a settlement, has deprived many cottagers of that comfort, as it is properly called; an observation which, however, does not attach to cottagers having already a settlement.

The same mischievous result of that decision is noticed by a Lincolnshire correspondent, Mr. Parkinson, who laments the effects which have flowed from it.

Mr. Gregory, of Harlaxton, in the same county, says, "I have several cottages, with land sufficient to keep two cows annexed to them; the cottagers who occupy them live comfortably, and are industrious, useful labourers, and appear to be contented with their situation."

In the same county, Mr. Barker, steward to Sir Robert Sheffield, has the remarkable declaration, that there can scarcely be said to be any poor in that country, because they all have cows, by means of which they are in a comfortable state, and are very generally equally sober, honest, and industrious.

Mr. Goulton, of the same county, also commends this system, as productive of much comfort amongst the poor in this period of distress.

The Rev. John Gwillim, of the same county: "All that have cows do well, so that we have scarcely a pauper."

The Rev. John Shinglar, also of the same county: "The poor, though their employment is lessened by the distress of the farmers, have not been burthensome; and the reason is, their keeping cows."

The Rev. Henry Basset, of the same county, reports the state of the poor in his parish to be very comfortable, as they generally keep one or more cows.

The following is the extract of a letter received from Earl Brownlow:

"The subject of cottagers' cows, is one in which I have ever taken a deep interest, and I have invariably continued on my estates, the system which my father had established, of attaching land to cottages, to enable the poor to keep cows: I have no hesitation in saying, that very essential benefit has been derived from this practice during the present period of general distress, inasmuch as scarcely any poor family so circumstanced, (*not more, I should think, than one in twenty at the most*), has become at all burthensome to the parish; while, on the other hand, I have reason to believe, that the labouring poor have suffered great distress, and have universally become objects of parochial relief in those places where no system of this sort has been established.

" I cannot help adding, that in a moral point of view, the system of attaching a moderate portion of land to cottages, appears to me highly worthy of encouragement; as the poor obtain thus, if I may use the expression, a *capital* in their labour; they have an incitement to good conduct, and acquire for the most part habits of decency and industry, which parochial relief has of late years so much tended to eradicate from the minds of the lower orders of the community."

It deserves notice, that although the cottage cow system is very incomplete in Northumberland and Scotland, still the mere circumstance of a cow forming a part of the wages of the labouring poor, they are stated to have suffered much less than has been almost general in England.

### *Poor-Rates.*

The Letters, containing returns descriptive of Poor-Rates, are to the following purport:

		<i>Letters.</i>
Letters, in which the rates have increased since 1811 and 1812, .....	} 147	
N. B. In 54 of these Letters, the proportional rise is given, and amounts on the average to 43 per cent.		
Letters, in which the rates have decreased, .....	29	
N. B. In 8 of these Letters, the proportional fall is given, and amounts on an average to 28 per cent.		
Letters, in which the rates are stationary, that is, neither higher or lower than 1811 and 1812, }	} 77	

But this table gives by no means a sufficient idea of the distress at present arising from this heavy tax, as in a variety of instances, the farmers who lately paid to these rates, have been obliged to give up their farms, and are actually become paupers themselves, receiving parochial allowances like other paupers; and this increased burthen in many other parishes occurs, while some farms are unoccupied or run waste; and, in the cases the most favourable, the burthen falls with increasing weight on the landlords. The Letters contain many complaints, that while the manufacturers, who have occasioned the chief burthen, pay scarcely any thing to the Rates, the accumulated weight falls on the occupiers of land.

The complaints almost universally made of the increase, heavy burthen, and most mischievous consequences to the industry of the people, which result from poor-rates, form a conspicuous feature among the complaints of the Correspondents; insomuch, that many apprehensions are expressed of this system being permitted to continue, and increase till it will absorb, in union with tithes, the whole rental of the kingdom, leaving nothing more to the landlords of it, than that of acting as trustees and managers for the benefit of others.

But the surprising circumstance of this result, is the increase being so general at the very period in which, from the reduced price of provisions, a directly contrary effect might have been expected. To find that rates have risen, while the principal object in the support and nourishment of the poor has fallen in price above 100 per cent. seems to be extraordinary; nor could such a result have been found, but in an administration liable to so many objections. We cannot be surprised at a great number of these Correspondents, calling with anxiety for

regulations in a system, which tends directly to the annihilation of all industry.

The extreme burthen arising from Poor-rates, is a subject which can never have too much attention paid to it; and its nature can be well understood only by reference to particular cases: thus, it deserves attention, that this tax has been collected in certain districts of Wales, in *kind*, if the expression be permitted, that is, the substances necessary for the support of the Poor, taken instead of the value in money;—it may be presumed, through a want of circulating medium. The amount to which this tax can arise, may be understood by referring to the case of Halsted in Essex, where it rises to 5*s.* 6*d.* in the pound for one quarter of a year, taken at one-fifth under the rack-rent; and at Coggeshall, in the same county, much higher: and in a parish near Sandwich, in Kent, they amount to 22*s.* per acre. Such facts require no comment. The abuses to which this administration is liable, may be felt from the Somersetshire case, of parish paupers becoming claimants as creditors on the effects of a bankrupt.

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### *Tithe.*

The general complaints against the weight of tithe, would open too wide a field to permit more than a solitary remark: it appears from the Correspondence, that 10*s.* in the pound rent, is taken as a commutation in Dorsetshire; and 9*s.* an acre for grass-land is paid in Berkshire.

*Ninth Query.—Remedies proposed.*

	<i>Letters.</i>
Letters, proposing the repeal or reduction of taxes, .....	205
—— proposing the reduction of rent, .....	90
—— to commute tithes, .....	47
—— to prohibit, or lay heavy duties on the } importation of all land produce, .....	58
—— to give a bounty on the export of corn, ....	31
—— to increase paper circulation, .....	21
—— to regulate poor-rates, and especially by } subjecting all property to bear its fair } share, .....	34
—— to raise the price of corn, &c. ....	19
—— to establish corn rents, ....	7
—— to repeal the Act for warehousing fo- } reign corn, .....	12
—— to lend Exchequer Bills on good security, .....	2
—— to continue the Bank Restriction, .....	2
—— to encourage emigration, .....	1
—— to give the same favour to Agriculture } as to Manufacture, as the principal re- } medy; but many allude less decisively to } the same system, .....	2
—— to reduce the interest of money, .....	3
—— to establish public granaries, the corn to } be purchased by Government, .....	8
—— to encourage distilleries, .....	2
—— Government to take into their own hands } the management of the Poor, .....	2
—— proposing to regulate the cottages with } the addition of lands, .....	7
—— to repeal the Game Laws, .....	1

	<i>Letters.</i>
Letters, to lessen the quantity of land intended } 2	
to be sown, .....	
— to give a bounty on the cultivation of hemp, 1	
— to take off the tax on draining-brick, ..... 1	
— the Bank of England to establish branch } 1	
banks, .....	

The great object of the Board in these enquiries, has been to collect facts. If it be asked, what conclusions are to be drawn from these facts? Such will, of course, suggest themselves with the greatest clearness to the members of the legislature. With this expectation before us, we cannot but be surprised at the anxiety felt, and the apprehensions expressed by many of the ablest persons (being magistrates of extensive jurisdictions) amongst the Correspondents, whose Letters are the basis of this general result: but the Board cannot forbear making one observation, as it may be extremely important to the future state of the country, when it is considered that the tracts absolutely uncultivated are of considerable extent, and that a great number of farms are thrown upon the landlords' hands in a period when it must of necessity be extremely inconvenient to attempt their cultivation, in many cases heavily burthensome, and in some ruinous; it must be evident, that the management of these farms may probably be so very imperfect, as to occasion a great defalcation in the produce of corn. Of the same tendency is another circumstance mentioned in the Letters, the preparation for the next crop of wheat being extremely deficient. It may also be observed, that among the circumstances mentioned in reply to the Fourth Query, is that of a very general neglect of all purchased manures, together with

a discharge of labourers formerly employed, to an amount that must considerably affect the future cultivation of the soil. These points, if duly considered, may afford no slight reason for apprehending a considerable declension in the amount of future productions; and should such an effect arrive, it may come at a time in which the pressure will be more severely felt.

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*Extracts from the Letters.*

## BEDFORDSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Hatley, near Biggleswade.	Hon. C. Cust.	{ Many; amongst them } one of 240 acres, & { one of 230 acres.	Many.	—	Want employment.	Stationary.	{ Lower Taxes, & re- } gulate Poor-Rates.
Haynes.	J. W. Allen.	{ 6 or 7, and several } uncultivated.	Several.	10 to 25 per cent.	Many unemployed.	Increasing.	{ Tithes, Malt, & other } Taxes, and regula- late Poor-Rates.
Ridgemoor.	Dr. Macqueen.	Many { 1 of 400 acres } { 1 of 250 do. }	Several.	—	{ Fare as well, or bet- } ter than formerly.	Stationary.	{ Tithes, and regulate } Poor-Rates.
Lidlington.	Ed. Platt.	{ 8 or 10 farms, from } 150 to 300 acres.	Some.	20 to 25 per cent.	{ Much in want of } employment.	Stationary.	{ Malt, and other } Taxes.

## BEDFORDSHIRE.

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*Hon. and Rev. Henry C. Cust.*—There is in this parish, comprising above 1000 acres, a farm of 230 acres, chiefly arable, which the tenant has recently abandoned at the expiration of two years, out of a lease granted for eight years. Another farm of 240 acres, with a considerable proportion of grass, will be abandoned by the tenant at Lady-day next, when one year and an half only of an eight years' lease will have expired. Both these farms will, in all probability, continue unoccupied, unless, as landlord, I shall think fit to take them into my own hands; and I expect to be similarly circumstanced with respect to the remainder of the parish at Michaelmas next. I have reason to believe that the contiguous parishes of Hatley St. George and Little Gransdon are very much in the like situations; above one-third of the land in each of them being already abandoned.

The circumstances denoting the distress of farmers, which have fallen under my observation are, the inability to continue any system of improvement—the keeping a diminished quantity of stock—the sale of their flocks, and the discharge of half the labourers usually employed.

In addition to the modification of such taxes as *immediately* affect Agriculture, especially the war malt-duty, I conceive that the most effectual remedy for alleviating the difficulty of the owners and occupiers of land, would be found in relieving them, if it were possible, from a

portion of that very heavy and increasing burthen, the *maintenance of the poor*.

*J. W. Allen.*—A want of money to pay tradesmen's bills: great complaining on that account. Many in arrear of rent now, and almost heart-broken, fearing they may be still worse off; all improvements at a stand; no ability (however so well inclined) to purchase manure; their farms, of course, proving, together with their future prospects, worse and worse.

Relieve the tenant by doing away his property-tax, and horse-tax; take off the war-duty on malt, commute the tithes, that great bar to the real improvement of the soil, when demanded in kind. Let the whole community pay equally to the Church and Poor, and not leave such oppressive burthens on the land alone. In a word, prop up, support, and encourage Agriculture, which is the foundation of every fabrick, the key-stone of the independence and the absolute existence of Great Britain: Agriculture and Commerce must shake hands; when this is done, foreign competition in our markets may probably be no longer found; we may (for then we undoubtedly can) by our own industry maintain ourselves, and be made once more an happy, independent, exporting corn country.

*Edward Platt.*—The arrears of rent in this county are (from every information I have obtained) very general, and very alarming in their amount.

The circulation of paper is much diminished, owing to, and in proportion with, the reduction in value of the farmer's capital, and the several articles of agricultural produce; but I do not know that the country suffers thereby; at any rate, I am sure that the country has

suffered much more by the former excessive issue of country bank notes.

*Dr. M. Macqueen.*—Three of my own farms are now vacant. One containing 404 acres, another of 400, and a third of 250. These farms I am obliged to cultivate at an enormous expence, to prevent the lands running into a state of ruinous waste. I pay property-tax for Landlord and Tenant, tithes, poor-rates, heavy road duties, &c. without any return for one year, at least; and the produce afterwards expected, I fear, will prove a very inadequate return to the various charges incurred. I have lost besides about 1600*l.* of arrears of rent by the late tenants selling their crops and other property clandestinely, and then running away, or becoming insolvent. These farms are situated in the best part of Bedfordshire, and at the distance of less than fifty miles from London. The rent of the whole, at an average, did not exceed 25 or 26*s.* per acre, exclusive of tithes. One of my oldest tenants, holding a farm of above 400 acres, has given me notice of his intention to quit at next Michaelmas. Another farm of 300 acres was thrown up at last Easter, but is now let to another tenant.

Of the various evils that combine against the Agricultural interest, *tithes* and *poor-rates*, as these are now constituted, appear to me to have the most extensive operation, far more than the income-tax, or perhaps the whole war taxes together. Tithes should never be paid by the farmer. They operate as a discouragement to his industry and enterprise, and are a constant source of ill-will towards the Clergy, and the Established Church in general, especially in the many instances where they are gathered for the benefit of some rich dignitary, or

other man of rank, whom the parishioners never see nor hear.

In regard to the *poor-rates*, I always view these as coupled with the idleness and depravity of the working classes. And on this subject I would observe, that the morals as well as manners of the lower orders of the community have been degenerating since the earliest ages of the French Revolution. The doctrine of equality and the rights of man, is not yet forgotten, but fondly cherished, and reluctantly abandoned. They consider their respective parishes as their right and inheritance, to which they are entitled to resort, under every real or imaginary grievance, howsoever it may have been incurred. And if their request be not granted, they fly to the next Magistrate, who is frequently the Parson of the parish, and obtain an order to the overseers. Hence they are become careless and improvident, negligent as to their labour, and impatient of controul: of their earnings too, a large proportion is spent at the ale-house, a misconduct for which they deem themselves accountable to no authority. To obviate this complicated mischief, Saving-Banks should be encouraged; the Landholders themselves, and the principal Farmers, ought to be members of such Institutions, by way of giving them encouragement. The Magistrates should be more numerous, and armed with much more power than they hold, by the existing laws. The poor and labouring man should be taught to depend chiefly on himself, on his industry, sobriety, and good behaviour, and to expect relief only in cases wherein the distress was urgent and manifest, and proceeding from causes that are natural and inevitable. Hence would follow an amelioration of their conduct and comforts, together with a di-

minution of the intolerable contributions that are now levied for their support.

Connected with the morals and conditions of the lower orders, I would remark on the great number of ale-houses in every part of the country, the common resort of the men, when the business of the day is closed. These houses are now almost all bought up by the neighbouring brewers, who place in them trusty servants to sell their sophisticated *composition*, a soft liquorish, intoxicating liquor, extracted from cheap and secret ingredients. Thus they absorb a very large portion of the earnings of the people, and amass to themselves sumptuous fortunes at the expence of the industry and morals of the labouring classes. This traffic ought assuredly to be put down by some legislative authority. No public brewer should be allowed to possess an ale-house, but every encouragement given to publicans to brew their own beer, and the number should be considerably reduced. I should think one third of the present number were amply sufficient.

The Magistrates should not only be more in number than they now are, but the Magistracy ought to be confined, chiefly, if not entirely, to country gentlemen, to the absolute exclusion of the Clergy. It is my opinion, that the ecclesiastical and civil functions should always be left separate, as by their union, on great and small occasions, confusion and mischief have too frequently been the result. The Lords-Lieutenants of the Counties should have the power to name as many Magistrates as they judge right, under a strong penalty in the event of refusal.

## BERKSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-Rates.	Remedies.
Caversham.	T. Benwell	None.	None.	None.	{ in great want of } employ.	Stationary.	—
Mongewell.	Rev. Dr. Durell	None.	None.	None.	A low price.	Lower.	{ Lower Malt Tax. Regulate Brewers. Loans from the pub- lic.
Buscot.	E. L. Loveden.	Two of his own.	—	25 to 30 per cent.	—	—	—

## BERKSHIRE.

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*Henry Benwell.*—I know of no distress that has happened to any farmers in this vicinity—most of them farm well, and have frugal habits.

If the Bank of England were more liberal in their discounts, it would have the best effect on both the agricultural, as well as on the trading interest.

*Rev. Dr. Durell.*—The rents of several tenants of industrious habits, of good experience, of capitals equal to their farms, remain unpaid; and should they be pressed, I conceive that the farms would be unoccupied by any other persons than the landlords.

The excess of paper beyond capital, has been highly injurious to this neighbourhood: the circulation was forced, and has, of course, failed. We have paper fully adequate to our ordinary transactions; but more paper, which was *bona fide* the representation of property, would give proportionate relief.

*E. L. Loveden.*—Cold, dry, arable land will not pay for ploughing. Dairy-men complain of cheese and butter, and pigs, selling at very low prices, and the high duty on salt proving injurious. In Cardiganshire, seventeen tenants have sent me notice to quit at Michaelmas next, and they are much in arrear. Farming stock sell at reduced rates. I bought one week 76 nice South-



down tegs at 20s. each. We are endeavouring to get our arable land into grass as fast as possible. In the adjoining parish, the Rector has received 9s. an acre for tithe of very good grass land; and in Coxwell, another adjoining parish, the Vicar has 2s. 6d. an acre from very cold poor grass.

## BUCKINGHAMSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Bledlow. - -	Jo. Harper.	None.	Several.	10 to 15 per cent.	{ Many out of employ- ment.	Stationary.	{ Bounty. Malt Tax. } Reg. Poor-rates.
Emberton. -	Rev. T. Fry.	None.	One.	11 to 25 per cent.	—	Stationary.	{ Malt-tax, and } reduce expences,
Fawley. - -	S. Freeman.	None.	None.	25 to 33 per cent.	{ Very wretched from } want of employment.	{ Considerably } increased.	Higher prices.
Stoney Stratford.	T. Shepherd.	A few.	A few.	Very little.	Stationary.	Stationary	—

## BUCKINGHAMSHIRE.

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*Jos. Jas. Harper.*—The whole of the tenantry of Miss Wykham, in the parish of Sydenham, have given notice to leave at Lady-day, and several of them have declared to me they would not occupy them at a reduction of one half of the rent.

Several persons and families have been reduced to absolute poverty in this parish, and have been obliged to dispose of their stock at not more than one-third of its original cost. Many good labourers are now going their rounds at from 8*d.* to 1*s.* 4*d.* per diem.

The only remedy that can in my opinion relieve the farmer and the labourer, is to bring corn to the price fixed by the Legislature last Sessions of Parliament, which a small bounty on exportation would, I think, accomplish; and also to give the farmer the same protection for his property engaged in agriculture, which is enjoyed by the manufacturer and tradesman, as I do conceive it to be both just and equitable, that the community at large should maintain and support the poor, and that it should not fall almost exclusively on the farmer. The duty on malt is a great grievance to the farmer, as it very much reduces the price of barley, by lessening the consumption, and obliges him to pay an exorbitant price for his malt, which he is obliged to use.

*Strickland Freeman.*—Many landlords have been obliged to distrain on their tenants for considerable ar-

sears of rent, and other farmers have been under the necessity of giving up their effects for the benefit of their creditors.

This district certainly suffers from a diminished circulation of paper, as from the refusal of the country bankers to make the usual discounts, the farmer is obliged to bring his produce of all kinds in large quantities to market, for the payment of his current expences, taxes, poor-rates, &c. by which the market has been greatly over-stocked, and the prices consequently reduced.

The distress of the farmer cannot in my opinion be effectually alleviated until he receives a remunerating price for the produce of his land, without which no reduction of taxes, or even of rent, would, under existing circumstances, be of much avail for his advantage.

The price of beef from 7*d.* to 8*d.*; mutton, 7½*d.*; veal, 9*d.* to 10*d.*; pork, 8*d.* to 9*d.*; butter, 15*d.* to 17*d.*; cheese, 8*d.* to 11*d.* per pound.

*Thos. Shepherd.*—Poor-rates in the parish of Thornton as follows :

1811 .....	£137	6	0
1812 .....	195	9	3
1813 .....	172	19	4
1814 .....	150	0	0
1815	The account not made up, but supposed to be about the same as last year.		

# CAMBRIDGESHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Croxton. - -	- Sir G. Leeds.	Many.	Many.	Very great.	Many unemployed, and depredations.	—	—
Chatteris. - -	- Rev. Jo. Scott.	None.	Several.	{ From 20 to 33 per cent.	They suffer.	{ Higher than 1812.	{ Half a million additional Bank-notes to each county.
Whittlesea. -	- Jo. Boyce.	None.	{ One-tenth of the farmers.	{ 20 per cent.	Worse than formerly.	{ Increased 50 per cent.	{ Lower Rent and Taxes, and raise prices.
March. - -	- W. Waudby.	One.	Twenty-five.	30 to 25 per cent.	{ Want of employment, and very bad.	{ Advanced one-fourth.	{ Taxes.
Wisbeach. - -	- J. Edes.	None.	{ All not under lease.	{ 35 per cent.	{ Wretched beyond example.	{ Increased one-fifth or one-sixth.	{ Bounty on export Taxes.
Thorney. - -	- J. Wing.	Many.	{ Many, some from 300 <i>l.</i> to 1000 <i>l.</i> per annum.	{ 15 to 25 per cent.	{ Very deplorable from want of employment.	{ Increasing to an alarming degree.	{ Lower Rent & Taxes.
Cambridge.	- J. Mortlock.	Many.	Many.	Many considerable.	{ Dreadful — healthy young men working for 1 <i>s.</i> per week.	—	{ Non-import of seeds, wool, &c.
Cambridge.	- Rev. W. Frere.	One of 273 acres.	{ One of 570 acres.	{ 25 per cent.	{ Worse than under high prices, and great want of employment.	—	Taxes.
Caxton. - -	- Rev. T. Briggs.	{ Three farms, containing 700 acres, entirely waste.	Several.	{ About 60 per cent.	{ Not worse than in 1814.	Stationary.	{ Taxes. Prohibit importation.

## CAMBRIDGESHIRE—continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Guillem Morden.	J. Jones.	Eight.	Several.	—	{ Bad, for want of employment, Most distressing. }	Stationary.	Lower Rent & taxes.
Great Abington.	J. Harris.	Many thousand acres.	Some.	{ Some trifling returns. }	—	Risen.	Lower rent & taxes.
Ely.	J. Page.	{ 28 farms, from 150 to 300 acres. }	Many.	20 to 33 per cent.	—	Stationary.	{ Reduce rent and taxes; repeal war-house act. }
Cambridge.	{ J. Mortlock, (2d letter). }	{ 1280 or 1300 acres, unoccupied, at Bar-rington and Orwell. }	Many.	20 per cent.	{ No labour for the poor—young men 4s. per week, by gravel. }	Alarmingly increasing.	—
Cambridge.	M. Cuntance.	Many, 4000 acres.	Several.	{ Poor clay, 50 per cent. }	{ Very much out of employ. }	—	{ Raise the price of corn. }
Steeple Morden.	—	None.	None.	10 per cent.	—	Stationary.	Taxes.
Linton.	Ch. Wedge.	None.	Several.	20 to 30 per cent.	{ Much worse than in dear times. }	Higher.	{ Raise prices—repeal all malt taxes. }
Long Stow.	Dr. Thomson.	8000 acres.	Many.	—	{ Not worse in his own parish. }	—	{ Treat agriculture like manufactures. }
Caxton.	{ Hon. General Needham. }	{ Many, and many uncultivated. }	{ A great number. }	10 per cent. and more.	{ Greatly in want of employment for want of employ-ment. }	Stationary.	{ Taxes—except the property. }
Wareley Park.							
East Hatley.	Rev. H. Say.	Some parishes almost wholly uncultivated.				—	—

## CAMBRIDGESHIRE.

*J. Page.*—The number of failures among the farmers, amounting in value to 73,000*l.* without any dividend being paid to their creditors; the great decrease of stock of all kinds, hitherto kept by small proprietors, which is proved by the very low price of hay not saleable, which evils are produced by the weight of taxes, parochial dues, and the increased amount of tradesmen's bills that relate to husbandry, in addition to the inadequate price of every sort of grain; the depreciation of the value of cart-horses, of which great numbers have hitherto been bred with us, taken collectively, have occasioned the present state of things.

*Rev. Dr. R. Thompson.*—In this neighbourhood more tenants than I can enumerate have quitted their farms. Several of these of have been taken in hand by the landlords, but a much greater proportion remains absolutely unoccupied. Within a few miles of Long-Stowe, viz. in the parishes of Croxton, Eltisley, Joseland, Jelling, the Gransdens, the Hatleys, there are supposed to be towards 8000 acres *unoccupied*, and more and more expected to be thrown up. This must unavoidably follow from the exhausted state of barns and farm-yards. Money and corn are gone, and effects distrained and sold off to great disadvantage. Three-fourths of my own estate are on my hands; the part which I have let, is at little more than half the rent I had expected.

To prevent my property becoming waste, I have for some time been sinking my capital on it, and kept from 25 to 30 labourers, and from 12 to 14 horses in regular employment. Without this expedient, ruin must have overwhelmed this parish. Of the dejection or inability under which the farmers in this country labour, I cannot give a more significant proof, than, that our wheats, from the late unfavourable weather, look most unpromising, and yet there is *no rise in the market*.

*John Mortlock*.—One farm in East Hatley unoccupied, having been thrown upon the landlord's hands since Lady-day 1815, by notice from the tenant at Michaelmas 1814. The tenant had last year's crop, as a *way-going* crop. The size of this farm 272 acres formerly two-thirds pasture, and one-third arable; but much of the pasture ploughed up of late. Last rent only about 13s. 4d. an acre, subject to great tithes, for which the Rector offered to take 2s. 6d. an acre.

So great is the decline of Agriculture, that farming-stock of various descriptions may be said to sell at half the price that it would have fetched two or three years ago. Yet scarcely a man can be found to enter upon a vacant farm; though the rents are so low. Those who remain, either bound by leases, or willing to continue in hope of better times, and not liking to give up their business, pay their rents with difficulty, reducing the work done on their farms; which brings great distress on the poor. In some parishes, able-bodied men are paid to do nothing, that they may be kept from starving. In others, more wisely, they divide among themselves the superfluous hands, according to their occupations, (I have known two or three hands per 100 acres) and thus get at least the labour of the men, for their money.



As remedies, the malt-tax, which has been aggravated to such an enormous amount, as to effect a prohibition on the labourer, and a great loss of market on the farmer; also the husbandry horse-tax, which presses most unjustly on those heavy land farms, which require most labour and expence to till. The leather-tax is a severe aggravation of expence to the farmer, in his implements, harness, &c. and to the labourer in the price of shoes.

The circumstances that denote the distress of the farmer, are strongly depicted in the account of Wichford Hundred, enclosed—our gaols being full of farmers, formerly deemed respectable, and from scarce a single landlord getting his rents paid. I have not received one-third of mine.

*Hundred of Wichford, Isle of Ely.*

<i>Years.</i>	<i>Arrests.</i>	<i>Executions.</i>	<i>Amount of.</i>
1812, 1813, .....	54 .....	7 .....	£765
1814, 1815, .....	203 .....	60 .....	£18,552

Distress for rent and drainage tax, for the last two years, amounted to nearly 12,000*l.* and within the same period farmers have failed, whose debts amount to 72,500*l.* and whose creditors have at present received no dividend, neither is it likely they will; it appears also, that 19 farms are without tenants, in the above Hundred.

Several farmers concur in opinion, that a very convincing proof of their distress is evinced by every market in the kingdom being over-stocked with Agricultural produce, and selling infinitely below their absolute cost.

*John Boyce.*—Their not being able to pay the Parish-

rates without being put to trouble, and not employing the usual quantity of labourers, and not paying the tradesmen's bills.

*Rev. Joseph Scott, sen.*—I am fully satisfied in my own mind, that it is a chain of causes that have reduced grain below the price it can be grown for (while land is at such a high rent and taxes so heavy.) The principal causes are as follow :—Many farmers had contracted an expensive mode of living, and others, more economic, had made large purchases of land, stock, &c. so that both classes were bare of money. The peace threw enterprise and speculation into an inactive pause, and the calls for money were multiplying and irresistible. And as the late harvest was unusually good, and crops of grain most plentiful, and thrashing machines in abundance, therefore the markets have been *overstocked with grain* ever since harvest; and as speculation has not recovered its panic, and many banks have failed, and paper circulation decreased, these are the real causes of the low price of grain; although, at this time, I believe we have not grain enough for our own immense consumption, till the produce of the ensuing harvest can be brought to market. And if Government, in its wisdom, would only bring a sufficient quantity of bank notes into circulation, (suppose half a million on an average for each county) grain would soon rise sufficiently high, without any other legislative aid. And this measure would aid manufacturers, and commerce also, at the same time. If paper money is sufficiently increased, speculation will start at full speed, now grain is so good, under value, and rather scarce, and the growing crops of wheat unfavourable; and two plentiful years and good harvests rarely succeed each other.

*Sir G. Leeds, Bart.*—The whole of the Hon. and Rev. Mr. Cust's tenants at Cockayne Hatley, have given notice to quit at Lady-day next. The quantity of land so abandoned, I am not able to ascertain. The Rev. Dr. Thompson, of Long Stowe, also in this county, has one or two farms thrown upon his hands; I believe, however, he does occupy them in part, and that the same is the case with the Rev. Thomas Brown, at Conington, in this county also. The partial relief proposed by Government, will, I am afraid, have no effect towards restoring confidence and credit to the agricultural interest. A curious case, in my neighbourhood, occurs at this time; the name of the party of course I do not feel at liberty to disclose, although, were it of importance, I have no doubt I could obtain his consent thereto. He is a Gentleman of landed property, and which, of late, without being high let, brought him an income of 1400*l.* or 1500*l.* per annum. From the establishment he usually kept, his assessed taxes amounted to about 70*l.* per annum. At Lady-day last the whole of his property was abandoned, except a farm let for 7*s.* 6*d.* per acre, enclosed and tithe free, producing 60*l.* per annum; of course, before Lady-day last he abandoned all his servants, carriages, horses, &c. but he is actually paying this year for the preceding one, 10*l.* per annum more than his income; which, undoubtedly, must so involve the estate, that without a very speedy relief he must be ruined. There are other cases, though not quite so hard, nearly as desperate, and a great many indeed, where the taxes never can be collected at all. It is the dreadful pressure of the poor's-rate that will crush the remaining occupiers; of course the poor obtain no work out of their own parish, and after an absence of sixteen or seventeen years, many are returned to their legal set-

tlement, from the impossibility of obtaining work abroad. It is the case in the parish where I reside; there is but one occupier, who must maintain the whole of the indigent poor; and, in several cases, where there is an actual difficulty of supporting their own families. I am afraid the evil is too wide spread, and too deeply rooted, to be easily cured. The gangs of depredators and poachers increase most alarmingly; the murmurs and complaints of the half-starved labourer increase in equal proportion.

*James Harris.*—To depict the distress that pervades the farmer, is impossible; for the man who, three years ago, was in affluence, does not scruple at every market table to say, that if he has to meet another year like the present and the last, he must be brought to indigence. This complaint is become universal.

The state of the labouring poor is most distressing, as the inability of the farmer to improvement is such, that labourers, who, for years together, have found employ in neighbouring villages to where they belong, are now driven to their own parish for work, and find none, saving in the gravel pit, which has caused the poor and other rates to be higher than they were in 1811 and 1812.

I am in occupation of nearly 700 acres of land, all of which is convertible land, which I have held for fifteen years, at the rent of 25s. per acre, enclosed, and tithe free, and declare, that from the two last crops I have not derived one guinea for rent.

*William Custance.*—The distress is denoted by men of capital being obliged to resort to their capitals to pay their way; the complete stagnation of trade, the stop-

pages to all improvements in land, the want of confidence, and the limited circulation of money.

*John Edes.*—The circumstances denoting the distress of the farmers are so very visible, by the daily issues of writs, executions, &c. for rents, debts, &c. that they are within the knowledge of every attentive observer—and arise, principally, from the very low price of the produce of land, which certainly cannot be grown for the present prices, even by farmers employed on their own estates; as the labour, parochial rates, tithes, and taxes on an acre of land, far exceed the amount of the value of produce—as there are thousands of acres of fen land in this neighbourhood, where the staple commodity, oats, do not this year produce more than from five to six quarters per acre, and the average price 12s. per quarter, being from 3l. to 3l. 10s. per acre only.

*J. Wing.*—The farmers in general have been under the necessity of thrashing out nearly the whole of their year's corn, and bringing it to market; many are in arrears with their landlords; few employ their usual complement of labourers; and, perhaps, no stronger proof of their distress can be exhibited, than the uncultivated state of many farms, and the perusal of assignments in every country paper.

The state of the labouring poor is very deplorable, and arises entirely from the want of employment, which they are willing to seek, but the farmer cannot afford to furnish. The poor deprecate the low price of corn, and say, they never experienced such bad times. A parish in the next county, (without any manufacture) consisting of 3500 acres, has, at this time, 72 men, besides boys, out of employment, and upon the parish; the poor-

rates are increasing, in an unexampled and alarming degree, in all other places.

*Rev. Thomas Briggs.*—Several farms in this parish are unoccupied by tenants. I have been obliged to take a farm of 570 acres into my own hands. There are three farms, containing, in the whole, about 700 acres, at the present time lying entirely waste.

Owing to the non-occupation of so much land in the parish, the poor-rates fall with great weight on the remaining occupiers. Should I throw up my farm, by which I am a considerable loser, the evil would be increased to an insupportable degree.

*John Jones.*—Several farmers have been distrained for rent, taxes, &c. &c.

*Charles Wedge.*—Rents remaining in arrear, requests for time by farmers who have had the appearance of opulence; loss of trade amongst every class of country tradesmen; neglect of cultivation (men being to be seen in all directions, in gravel pits, and wasting their time on the roads) are certain indications of distress.

Distress is certainly greater on arable than grass farms.

Flock farms have not suffered so much as arable farms; but short-wool flocks are but little better.

The diminished circulation of country paper has put a stop to all accommodation, and all speculation.

The state of the labouring poor is now much worse than in the dear times; they were then fully employed; now their employment on the roads is a bare subsistence; and those who are not on the roads are at reduced wages. The poor-rates are higher.

The price of grain must be raised ; and I am strongly inclined to think, the best way to assist it materially will be, to drop the *Malt Duty*. Altogether, it now requires the price of more than four quarters of barley to brew one quarter of malt. This entirely prevents the poor man from brewing, and, in a material degree, the rich man too. It has been the means of the common brewers poisoning the country with substitutes for malt. It has compelled the farmer to give his labourers money (about 1s. per week) instead of beer, which he used to do, and it also promotes the baneful use of spirits. All these causes combined, induce me to think, that if the Duty on Malt was wholly taken off, the consumption of malt would be double what it now is. I suppose it would render a number of Excisemen useless, and the maltster would then be at liberty to make his malt in the best possible way, which, under the present restrictions, cannot now be done.

## CHESHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Baddiley.	J. Fenna.	None.	Many.	20 per cent.	{ Many want em- ployment. }	Stationary.	{ Lower Rents & Taxes. }
Northwich.	G. Wilbraham.	One of 160 acres.	Several.	20 per cent.	{ Many cannot ob- tain work upon any terms. }	Increased in an alarming de- gree.	{ Duty on Foreign Cheese. }



## CHESHIRE.

*Joseph Fenna.*—The tax on horses used in agriculture, is, by some, thought a grievance that should be mitigated or removed; but as it is but small, and was the intention, and in some degree contributes to deter the keeping of a useless number, and might possibly encourage a greater use of oxen, which, on many large farms may be substituted with general advantage, it may be borne with less felt injury, than what the farmer too often suffers from the tax on what are called pleasure horses; for should he, after struggling through the difficulties of the means of supporting a large family, paying a high rent, and numerous other taxes, without a day of pleasure, or perhaps a single hour of true content, happen to get astride a horse on any urgent occasion, or suspected of having done so; it is with difficulty and hard swearing he escapes the high duty, and if convicted of that, he is sure to be surcharged with the additional tax of a servant to attend it, whether he ever kept one or not. It is difficult for the Commissioners to draw the line, but surely it never could be the intention of the Legislature to make so little difference between the hard racked farmer of, I think, 70*l.* a year, with his plough horse, and the keeper of a valuable hunter on a freehold of 300*l.*

*George Wilbraham.*—Beef 6*d.*; mutton 7*d.*; Pork

5s. ; butter 12d. to 15d. per pound of 16 oz. ; cheese 55s. to 80s. per cwt. of 120 lb. ; wheat 70 lb. the bushel, 8s. 9d. ; oats 50 lb. the bushel, 2s. 9d. ; barley 60 lb. the bushel, 4s.

My enquiries have been chiefly made in the central part of Cheshire, and more particularly in the cheese-making farms.

That the farmers in Cheshire have not hitherto experienced the distress which has been felt in other parts of England, has been owing to the ready sale of their cheese. That article is now on the decline, and the prospect of a further reduction occasions considerable alarm.

It is usual in this part of Cheshire to allow only a fourth or a fifth part of a farm for tillage. The high prices of corn a few years ago tempted many farmers to increase as much as possible this proportion. Where this has been the case, a corresponding distress has been felt.

The failure of several Country Banks, and the consequent diminished circulation of paper, has certainly occasioned considerable inconvenience in the country. The general want of money has obliged many of the smaller farmers to bring their produce into the market sooner than they would have done, had money been more easily obtained otherwise. This circumstance, I think, helps to keep down the price of produce of all kinds.

A well-established dairy-farm is carried on with small annual out-goings. Farmers thus established have not otherwise suffered from the failure of the Banks, than where they had deposited their annual savings with them. But I am informed, that in the neighbourhood of Nantwich, and some other parts where there has existed a greater spirit of speculation, the Country Banks used to advance money to the farmers. These specula-

tions and improvements must now fall to the ground, or at least be suspended until greater confidence is restored.

Perhaps 1*s.* 6*d.* per day may be reckoned as the average price of labour in this part of Cheshire. Potatoes, bacon, wheat, and barley, are cheap. Therefore the labourer who is in full employ, is in a better situation than four years ago. But many of them cannot obtain work upon any terms. The proportion of the poor-rates compared with those of 1811 and 1812, proves that there are more out of work, and consequently that there is more distress than in dearer times.

The poor-rates for the township of Cuddington, were,

In 1811, .....	£104	4	0
1812, .....	177	12	4
In 1815, calculated to May 1816, .....	202	19	2

The poor-rates paid by the Parson of Eccleston, were,

In 1811, .....	£11	5	6
1812, .....	20	19	6
In the first three months of 1816, .....	11	14	0

All accounts agree, that the poor-rates are increasing every where in an alarming degree.

The pressure of taxation, the intolerable burthen of parochial-rates, the lowness of price, and the absolute want of markets for some commodities, are evils of which the complaint is universal. With regard to taxes, that upon salt is one that more immediately affects dairy farms in this county. The repeal of the duty on farm-horses would undoubtedly be a considerable relief to the smaller farmer, but I think not a proportionable one to the larger.

In endeavouring to ascertain the causes of the depre-

ciation of our produce, I find that large quantities of cheese are imported from Holland, and sold at a cheaper rate than can be afforded by the Cheshire farmer. I should strongly recommend to the Board, the necessity of obtaining the imposition of a protecting duty on Dutch and all foreign cheese. Without a better market for our corn and cheese, the present rents, even those that were fixed at the low computation of wheat bringing 10*s.* the bushel of 70lb. and cheese from 60*s.* to 70*s.* the cwt. of 120 lb. cannot be long continued; unless such a market is restored, the farmer will want the great stimulus to improvement, a fair remunerating price, and the poor man will lose his best resource, employment, so that it is difficult to say whether the landlord, the tenant, or the labourer, will be the greatest sufferer.

## CORNWALL.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Week St. Mary, near Launceston.	Edw. Esymes.	Five.	Many intend.	30 to 25 per cent.	At present employed.	Increased 1-6th.	{ Reduce taxes, increase circulation, and prohibit import. Malt tax.
Duporth.	C. Rebleigh, M.P.	None.	None.	17 per cent.	—	Decreased.	Taxes.
Budack, near Penryn.	M. Hearn.	None.	Many.	25 to 30 per cent.	Many unemployed.	Stationary.	{ Taxes and rent lowered; raise prices.
Veryan, near Tregony.	Rev. J. Trist.	None.	Some.	30 to 25 per cent.	{ Much distressed for want of employment. Wages reduced about one-sixth.	Increased above 1-5th.	{ Prohibit import, encourage export, commute tithe.
Penzance.	{ Cornish Agricultural Society.	30, from 300 to 2000 per ann.	A great number.	33 per cent.	{ Wages sunk from 2s. to 1s. 3d.	Stationary.	{ Bounty on export, prohibit imports—taxes.
Stratton.	W. P'Ana.	Some.	{ Very few Leases for Lives.	25 per cent.	{ The number considerably increased.	Increased.	{ Lower taxes, repeal Warehousing Act, Government to purchase corn, regulate tithe and poor-rates.
Bodmin.	{ Agricultural Society.	Some.	A great number.	25 to 33 per cent.	{ Distressed for want of employment.	Much increased.	{ Malt tax, repeal Warehouse Act, Government to buy corn for warehousing.
Bodmin.	J. Wallis.	One.	Many.	25 to 33 per cent.		Stationary.	

## CORNWALL.

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*Penzance Agricultural Society.*—Inability to pay their rents, notwithstanding large abatements consented to by their landlords; a like inability to pay their taxes, insomuch, that in one parish two-thirds in number of the occupiers of farms have been returned in the schedules of defaulters; and also an inability in farmers in general to pay their tradesmen's bills; a total dereliction of all speculative improvements, and an abandonment of lands which have lately been brought into cultivation from a state of waste.

*Rev. Jeremiah Trist.*—Various farms within this parish (Veryan) have been re-let at an abatement of rent, within the last twelve months.

One of £170	abated to	£120	per annum.
Ditto .... 169	re-let at ....	120	ditto.
Ditto .... 50	ditto .....	35	ditto.
Ditto .... 95	ditto .....	80	ditto.

And on several others, considerable abatements have been made upon the rents due and payable at Midsummer 1815.

In the course of this present month of February, the effects of one of our principal farmers, a maltster, have been sold under process for debt to the Excise; the

lands he occupied will at Lady-day be thrown into the proprietor's hands, as he has not wherewithal to till his spring corn. This parish has been hitherto remarkable for its regular payment of the half-yearly taxes to the collector, so as to have been never in arrear for the last 20 years. But within this month, I have, as Commissioner, signed the collector's schedule of defaulters to the amount of upwards of 143*l.* due on the last half-year's property assessment.

The state of the labouring poor is a very distressing part of our condition. To an increased population we have now an accession of men who have been discharged from the navy and army; these came upon us when our own labourers were daily losing their employ, from the inability or disinclination of the farmer to hire them. These labourers are sent round to the occupiers of land at reduced wages, the poor-rate contributing to the support of their families.

At present the farmers are, to a man, dispirited, gloomy, and discontented, and the labourer partakes of their despondency. The universal cry is, "The gentlemen must lower their estates." And with us the country gentleman is no opulent character. If something is not done, and that speedily, to encourage the approaching preparation for the wheat tillage of 1816, we may feel an alarming deficiency at the harvest of 1817, and the succeeding spring and summer may bring with them distresses at which the mind shudders.

As it is, the farmers are beginning to prepare their old and best lands for the next wheat tillage, and this with little or no manure, whilst the landlord has little spirit or inclination to interfere in prevention. This is something like the *dernier resort*. In the mean while, the face of the country is suffering evident deterioration.

*Edward Baynes.*—Several estates, though not actually unoccupied, because the tenants still live in the houses, have no cattle upon them, the whole, as well as the corn, having been distrained by the landlord, or others, and sold; rates, taxes, and servants' wages considerably in arrear. As in this neighbourhood (Week St. Mary), farmers almost invariably enter into the occupation of estates at Lady-day, and as farm-servants are hired, and therefore discharged at that time, I conceive that the Board might be supplied with information better calculated to give a correct idea of the distress of farmers in these parts, after that time than at present: as many persons who have nearly exhausted their resources in efforts to save themselves from absolute insolvency, cannot stem the tide for any length of time, if the present depreciation of farm-produce should continue: the remedy should be applied as soon as possible: the delay would be ruinous to many, as it would be distressing to all.

The distress is even now beyond conception: the farmers are alarmed at the prospect before them, and in despair: whilst every other description of persons declare that they could better afford to purchase all the necessaries of life when wheat was sold at 15*s.* per Winchester bushel, than they can now, when it is only half that sum.

*Wrey & Ans.*—Many distresses for rent, rates and taxes, and for debts incurred by the low prices of corn and cattle. The distress of landlords, who refrain from distraining their (still poorer) tenants, is also considerable.

For immediate relief to the greater part of the occupiers of estates in these districts, (the most considerable



part of which are from 60 l. per annum *downwards*, and who therefore will be little or nothing eased by abatement of property-tax) would be, a *bounty on the exportation of corn*; and for more general relief to the whole, a prohibition (or heavy duties) on the importation of cattle and provisions, beef, pork, butter, &c. &c. &c. from all countries.

*John Wallis.*—The farmers can scarcely raise sufficient to pay their taxes, and consequently rents in general remain unpaid: the farmer, in a state of despondency, neglects his tillage, and the cultivation of his estate; and all those who have no capital besides the stock on the estate, which are reduced to half value, become indifferent about consequences. Having no market for their barley, that grain is applied to feed cattle.

*Joseph Thos. Austen, (President).*—The Cornwall, Agricultural Society are able to state in general, that the present pressure (not to mention persons concerned in trade) upon all classes engaged in Agriculture, is far beyond any thing that has ever before come within the knowledge of the Society; the landlord is distressed for want of rent, the tenant from the great deficiency in price, and especially in consequence of the almost total failure in the demand—and the labourer, for want of employment; and they are of opinion, unless some immediate remedy be applied, that, not only great individual suffering will be sustained, but that the taxes cannot be paid; and that a change will speedily take place in the cultivation of the soil, and a deficiency of agricultural produce soon be experienced, highly injurious to the interests of Agriculture, and to the prosperity of the kingdom at large.

The farmers generally complain, that they cannot hold

their farms at their present rents and taxes, and have threatened to leave them unless their landlords reduce their rents, which the latter, fearful of these threats being carried into execution from the general pressure of the times, have been obliged to submit to. The late Insolvent Debtor's Act, as it is apprehended, contributed in some degree to the distress of the farmers with other classes of society.

To the great diminution of paper currency, in consequence of the usual circulation through the hands of Government Contractors and Agents being stopped, is to be attributed in a great measure the present distress of the farmers in this county.

The Society have just seen the Resolutions submitted to the House of Commons by Mr. Western, which they highly approve of, and particularly recommend your attention to the following remedies : The reduction of the War Taxes on Malt ; the repeal of the clauses in the last Corn Act, authorising the importation and warehousing of foreign corn ; the procuring an Act, enabling Government to issue an adequate sum for the purpose of purchasing and warehousing corn the growth of this country, which appears to this Society the most effectual remedy for affording immediate relief ; some regulations of the system of Tithes and Poor-rates.

Thus the Cornwall Agricultural Society have respectfully submitted their opinion upon the present depressed state of Agriculture to your Honourable Board. The Agriculturists of Cornwall are not envious of the prosperity of their neighbours, nor do they wish to bring others down to their own level, but they naturally, justly, and reasonably, are ambitious of being placed upon an equal footing with other classes of the community ; this is, however, by no means the case at present,

for although the persons engaged in commerce and manufactures are almost as much depressed as the agriculturists themselves, yet it is obvious that stock-holders, or other annuitants, are much better circumstanced than either of the above classes; for whilst the farmer, from the decreased price of his productions, or the shopkeeper or manufacturer for want of their former customers, are reduced to almost half their usual income, all persons possessing annuities have not only the same nominal sum to expend, but are able to purchase with it almost double the quantity of corn and other commodities that it could previously command. But it must be evident to your Honourable Board, that this state of things cannot long continue, if the Agriculturist be not by some means or other raised to an equality with the annuitant; or unless the converse of this happen, and the annuitant be brought down from his present station, the number of Agriculturists will soon lessen, and numbers will go out of the trade, if we may so say, until the equilibrium be restored, that is, until the capital employed in Agriculture, shall produce an equal profit with the capitals placed in commerce or manufactures; or with those lent on securities for fixed annuities. And your Honourable Board must be well aware of the steps by which agricultural capital, thus left alone to find its own level, must arrive at that end, through great scarcity of agricultural produce, through much individual suffering, by numbers of small estates being partially cultivated, and many being entirely unoccupied, by the poor lands of the kingdom, which have been lately brought into culture with so much spirit and effect, returning to their original barrenness; and, finally, by the necessity of the wants of the community being supplied from a foreign soil, and by foreign cultivators. In this state of the agriculture

of the country, how taxes are to be levied sufficient to meet the demand of our immense national debt and large annual expenditure, it is not for us to explain; nor is it easy for any one to conceive; but it requires no demonstration to shew that a nation, one half of whose lands are no longer cultivated, cannot pay the same taxes, nor support the same establishment that it sustained when in a full state of cultivation, and when every encouragement was held out both to agricultural and commercial exertion.

We ardently hope that the endeavours of your Honourable Board to ameliorate the condition of all classes engaged in agriculture, will prove successful, and their combined efforts will enable the wisdom of the Legislature to apply a permanent remedy to the present disease, so that peace and prosperity, which are at present disjointed, may be again united, and may once more take up their residence with the inhabitants of this favoured isle!

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## CUMBERLAND.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Corby Castle.	H. Howard.	—	Some.	Demanded.	—	—	{ Taxes and Rent lowered.
Carlisle.	T. Fisher.	None.	None.	—	Employed.	Stationary.	{ Tithe, Taxes, and Rent lowered.
Near Carlisle.	M. Collins.	{ A considerable number.	{ Leases prevent notice, but many will be given up.	25 per cent.	{ Great numbers out of employ.	Stationary.	{ Taxes. Prohibit Imports.
Workington.	W. Hoodless.	{ 10 from 60 to 300 acres.	—	10 to 25 per cent.	{ Distress beyond all experience.	Risen nearly one-half.	—

## CUMBERLAND.

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*Michael Collins.*—The very great depression of the prices of grain and cattle, has necessitated the farmer to bring to market an unprecedented quantity, at an earlier period than has occurred in my recollection.

*Thomas Fisher.*—Several tenants have been distrained on for rent, and the principal part of their flock and crop sold. What can they do next year? The numerous consignments to trustees, for the benefit of creditors, advertised each week, is but too strong a proof of distress, which is but too likely to increase.

*William Hoodless.*—From the want of means, the management is generally curtailed to what it was: never was there so many persons out of employ.

## DERBYSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Ingleby, near Derby.	Ed. Brown.	None.	One.	Some.	No want of employment.	Stationary.	Lower Rents.
Bakewell.	Wm. Greaves.	None.	None.	None.	Do not want employment.	Stationary.	Lower rent and taxes.
Butterley.	W. Jessop.	None.	None.	17 to 20 per cent.	{ Less employment, } but do not suffer.	Decreased.	—
Ashborne.	J. Beresford.	None.	None.	None.	{ Many have been out } of employment.	Increased.	{ Lower taxes, re- } gulate poor-rates.
Alfreton.	Dr. Coke.	None.	Some few.	Very little.	No distress.	Not increased.	{ Prohibit import, } bounty on export, } regulate excise.

## DERBYSHIRE.

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*William Jessop.*—There is evidently a want of money, and tardiness in making payments, and the consumption of lime, which has been extensively used as a manure, is very materially fallen off.

*John Beresford.*—That the farmers are experiencing great distress, from the reduced prices of the produce of their farms, is proved by the extraordinary difficulty there is in collecting the taxes and poor-rates.

The burthen which seems to press most heavily upon farmers, is the poor-rates; these are become a very great and increasing grievance. Some years ago, it was considered a disgrace to receive parish relief, but that feeling is unfortunately gone, and the labouring classes seem now to think they have as good a right to support from their parish, as they have to wages for their labour, and apply for it with as much confidence. And the allowances made to them are so great, as to make it almost a matter of indifference to them, whether they are employed or not. The consequence of having such a resource, must be, that they feel no necessity of providing for the future. In summer, when their wages are more than sufficient for the support of themselves and families, they spend the whole as it comes, and in the winter they again apply to the parish for assistance. If any alteration could be made in the Poor Laws, which would tend to



encourage habits of foresight and economy amongst the poor, it would be advantageous to themselves, and a great relief to farmers, who now contribute so largely to their maintenance.

*Dr. Coke.*—Inability to purchase fuel or manure; the stock of coal unsold is unprecedented, though the quantity got is diminished; the farmers, tempted by the high prices of corn, have overploughed their lands, and the quantity to fallow next year is excessive. These fallows will not be manured with any thing but muck; the farmers cannot buy lime.

The labourer's condition is better than that of the farmer's; house-rent is moderate; coals cheap; they have 2s. 6d. per day, the year round, by day-work; piece-work, 4s. per day is usually got; boys have 2s. per day. The poor-rates are not materially increased within the last four years.

## DEVONSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rate.	Remedies.
Plympton. -	Paul S. Treby.	A great many.	Most.	To many.	{ Well taken care of, and few complaints. }	Stationary. {	Malt, and other Taxes. Tithes.
Kingsbridge. -	R. Hawkins.	{ 24 Farms, containing 4000 acres, at present nearly uncultivated. }	{ A great number, 9 or 10,000 acres; and many farmers run away without notice. }	25 to 50 per cent.	{ Very deplorable indeed. }	{ Increasing rapidly. }	Take off Taxes.
Newton Abbot.	— Taylor.	Many.	Many.	About 20 per cent.	{ Very bad, from want of employment. }	Increased. {	Regulate Poor-rates.
Tiverton. -	— Hill.	{ 1 of 82 Acres. } 5 { 2 of 60 ditto. } 1 { 1 of 52 ditto. } 1 { 1 of 100 ditto. }	Two.	None.	{ Want employment, as tillage is lessened 1-4th. }	Increased as 9 to 7. }	Lower Taxes.
Tavistock. -	P. Thorne.	None.	None.	25 to 30 per cent.	Want employment.	{ Nearly doubled. }	—

## DEVONSHIRE.

*Paul S. Sanby.*—Tithes, expence of manure, parochial and parliamentary taxes, low price of corn and cattle: dress, and other luxuries, leave the farmers destitute of means to pay their rent.

I have my doubts, if too great a circulation may not, in some measure, have contributed to the distress.

In this extensive parish (Plympton) the expences of the poor have been,

From 1811 to 1812, .....	£ 964 17 7
1812— 1813, .....	1164 17 11
1813— 1814, .....	1144 7 3½
1814— 1815, .....	1058 8 2
1815— 1816, .....	1010 0 0
	(calculated.)

Out of which the county-rate is to be deducted. This is considered as very easy, in comparison with other parishes in this hundred. The poor are remarkably well taken care of, and I hear few complaints, except for work, and those of no consequence.

*R. Hawkins.*—There are a great many farms untenanted in this neighbourhood (Kingsbridge). I know of twenty-four, of various sizes, containing, together, about 4000 acres. The landlords unfortunately knowing very little of agriculture, and being taken by surprise, have

not the means of managing their farms ; and, consequently, they are, in a great measure uncultivated.

A number of tenants, to my knowledge, have given notice to their landlords of quitting their farms, to the amount of nine or ten thousand acres ; but what is far more calamitous, the usual method, now-a-day, among tenants, is, not to give any notice, but advertise all their stock to be sold by auction, immediately before a quarter-day, pay up the rent to that period, and then desert the farm, leaving the landlord the only remedy, of prosecuting on the lease (if any) if he chuses. And a considerable number of farmers, still more unprincipled, have driven off the whole of their cattle, and even removed their household furniture, and all their dead stock, by night, leaving the landlord without a remedy. This shocking conduct of the tenantry is daily increasing. The plough, in consequence, is nearly at a stand, and extra manure mostly put a stop to ; hence unproductive crops must be expected, on the reduced number of acres that are tilled.

In the seven years, ending at Christmas 1814, the average quantity of lime burnt for manure, in this neighbourhood, annually amounted to between 50 and 60,000 hogsheads, or quarters. Last year, ending at Christmas 1815, not more than 20,000 were burnt for the same purpose ; and this year, the lime merchants, owing to numerous losses and disappointments, at the usual time of payment from the tenantry, will only burn lime for the landlords, or those tenants who are known to be men of property and good character : hence, a great many small vessels, which heretofore had constant employment to and from Plymouth, and Dartmouth, &c. for lime-stone (none being found within ten miles of Kingsbridge) and a number of vessels, of a larger de-



Brought forward	-	-	£4	5	4			
Parochial and county rates, per acre, per ann. 2 years,				0	14	0		
at 7s.	-	-	-	-	-	-		
Assessed taxes per acre, per annum, 9d. 2 years,	-	-	0	1	6			
Property-tax, (suppose rent 30s. per ann.) 2 years, at				0	4	6		
2s. 3d. for tenant,	-	-	-	-	-	-		
Preparation of land for wheat (without rent) per acre,			3	5	0			
Seed wheat (October, 1814) 2 bushels, at 12s. 6d.; per				1	5	0		
acre,	-	-	-	-	-	-		
Preparation of land for barley (without rent) per acre,			1	12	0			
Seed barley (March, 1815) 4 bushels an acre, at 4s. 6d.			0	18	0			
						<hr/>		
Total expences, without rent,	-	-	£12	5	6			
						<hr/>		
A large average crop of wheat, 20 bushels, at			8	0	0			
8s. (all sold)	-	-	-	-	-	12	4	0
Ditto barley, 32 bushels, at 2s. 7½d. (all sold)			4	4	0			
						<hr/>		
Loss on 2 crops, without rent,	-	-	0	1	6			

If the present prices of grain continue, the land cannot be ploughed and manured without a premium to the farmer from the public.

N. B. There is no allowance in the above account for rent, or carpenter's work, smith's work, nor for wear and tear of plough tackle, &c. &c.

Although I do not think this immediate neighbourhood suffers from a diminished circulation of paper, yet, so very great is the want of confidence, owing to the great failures which have taken place among the farmers, that men of the most respectable character, and known property, find it impossible to command accommodation in the way they could obtain it a few years since, even for the most limited periods; which, of course, occasions great distress, by obliging them to bring their produce to market, where there is scarce any demand for it.

The state of the labouring poor at this time, is very deplorable indeed. Many servants in husbandry, who two years ago received from 10 to 12 guineas a year wages, and their board and lodging are now, in numberless instances, very glad to work for their board and lodging only. Carpenters, wheelwrights, masons, &c. are without employment half their time. The farmers having no money to pay them, they are in consequence compelled to ask relief from the Poor Wardens; hence poor-rates are increasing in such a manner, that it is impossible to draw an average with the years 1811, and 1812.

Strike off every tax that presses on Industry and Agriculture, particularly the duty on small culm carried *coast-ways*, for burning lime for manure, and the duty on horses used in husbandry; these, however, without a great alteration in the price of farm-produce, will fail of themselves by the natural course of things, for if no lime is laid on the land for manure, culm will not be wanted to burn it, nor horses to carry it, or town-manure, or any other extra kind of dressing.

The price of beef 6*d.* per lb.; mutton 5½*d.*; pork 3*d.* to 4*d.*; butter 13*d.*; cheese, none made in this neighbourhood but for family use.

I have used my utmost endeavours to send as correct answers to all the Queries as lies in my power. The picture is very gloomy, yet true. In cases of distress for rent, which have been numberless in this neighbourhood, the charges of the bailiffs are very heavily complained of; this, in short, is the only *trade* that seems flourishing.

*Mr. Taylor.*—At this time, a proportion of seven-sixteenths out of the annual value of every estate in this county is taken from the owners and occupiers in direct

taxes; and when the property-tax, and such assessed taxes as affect the farmer, shall be taken off, there will still remain the old land-tax, tithes, church-rates, composition for highways, way-rates, and the poor and county-rates; being altogether a charge of five-sixteenths on the annual value, without including the necessary repairs. From hence it will clearly appear, that your petitioners maintain the religious establishment, the public and the private roads, the police, the bridges, and above all, the Poor of the county; whilst the merchants, the manufacturers, the monied-men, and the holders of public securities (who enjoy an income equal if not superior to that derived from the land), contribute little or nothing towards these great objects; although they fully partake with the public at large in the benefit arising therefrom.

The Poor Laws, which, however humanely intended, have been found from experience, to act as an encouragement to idleness and vice, and to promote those improvident marriages by which a population larger than the country can employ in the works of honest industry, is produced: and, if it shall then appear to you, that such increase of population be necessary for the maintenance of the national strength, we trust you will cause the premium for such increase to be paid by the nation, and not by the parishes. Did the poor consist only of those who had spent their better days in the toils of Agriculture, we should blush to complain of the burthens occasioned by the support of such men and their families; but two-thirds part of the Poor of this county (and especially in the maritime parts) are not of this class; but seamen and their families, discharged soldiers, and manufacturers out of employ; and your petitioners humbly conceive, that such persons, their wives and children,



ought in justice to derive their support from other sources, than from those parishes which have never benefited by their useful labours.

I have only let one small farm, and which was occupied by a spiritless tenant, who would willingly have remained—reduction from 201*l.* to 161*l.* I have spontaneously lowered other farms let in 1808—reducing 350*l.* to 280*l.*, 360*l.* to 300*l.*, 260*l.* to 230*l.*; but I have altered the rent of no farm let before that time. This reduction took place from Lady-day, 1815. Numbers of persons have lowered their rents in similar proportions—and the property-tax has been lowered in consequence, before me, as a Commissioner of the said tax. The reduced rents, however, are ill paid.

The fertile district of the South West of Devonshire, (in which I reside) is happily situated for supplying our fleets and armies during war. Our market was certain, and our produce sold higher than that of any other county. Our distress, on this market being at an end, has therefore been greater than that of other counties, and the sudden fall of price has been more severely felt. The facility of communication with the French coast, has also been detrimental to the interests of this county. In the autumn of 1814, and the beginning of 1815, wheat cost 34*s.* the quarter at Bourdeaux, and was imported daily in small *chasse marées* at 44*s.* Our farmers (who had long been making 112*s.*) could not afford to sell under 72*s.* Every warehouse in our ports was filled, and the corn-factor and the miller were glutted with five months' stock of foreign wheat before the corn-bill passed. In addition to this, butter, eggs, and poultry, &c. from the coast of Normandy, filled our markets, and the sale of such articles of our own growth was prevented thereby. The wheat-harvest of 1815

was one of the worst in my remembrance. Our average in good land is 24 bushels the acre. The produce of last year was not above half that quantity, and the grain was of a very inferior quality. Apples also, on which our farmers depend for making a great part of their rents, were but a moderate crop in 1813 and 1814, and in 1815 totally failed. Orchards let from 6*l.* to 10*l.* the acre, and each farm has from seven to twelve acres. From this complication of misfortunes, the spirit of Agriculture (which so lately flourished in this county) seems to be extinct: the farmers are poor and disheartened. Husbandry is become slovenly, proper manure is not used, and in case the next harvest should prove indifferent, scarcity will ensue. The great enclosures taken from moors and commons, are quietly resigned to their ancient possessors, the heath and furze: and the vast sums expended improvidently, in subjecting lands of very indifferent quality to cultivation, are lost for ever.

Our present distress is greatest on arable; but the graziers suffered much loss in the two last years, having bought cattle high in March 1814, and sold them fat for less than the price they cost: they again gave large prices on the prospect of war last spring, but the war was terminated before the cattle were fat.

Our wool has obtained a good price from agents sent from Yorkshire. Our woollen goods were usually purchased by the East India Company; they have refused to give a price adequate to the increased price of wool; hence our looms are stopped, and many thousands of manufacturers are out of employment, and I am convinced that the farmer has paid the profit he made by the extra price of wool, five times over in poor-rates.

The country certainly suffers much by the diminished

circulation of paper, and there is a great deficiency of circulating medium. Many Country Banks have failed; and those possessed of capital are shy of issuing their notes, the payment of which, from the general alarm and want of confidence, is sure to be demanded in a fortnight.

The state of the labouring poor is very bad. The farmers can neither employ nor pay them; and they are thrown upon their parishes. Our women are generally weavers, their looms are stopped. Disbanding the army and militia, and paying off the navy, have also added largely to the numbers of unemployed hands. Carpenters, masons, &c. &c. are in the same predicament. Landlords cannot afford to improve the comforts and conveniences of such tenants as do not pay their rents. The poor-rates are the greatest of our evils, an evil to the growth of which no bound is fixed, which (unless some timely check is given) will forty years hence render the nominal owner of an estate, only a trustee to manage it for the benefit of the poor.

The poor-rates diminished in the year ending at Easter 1815, but have much increased, notwithstanding the cheapness of provisions in the year ending on this Lady-day; and will fall very heavy on us, in the ensuing year. The returns I have collected are to shew the alterations in the last 80 years; and I find thereby, that the expenditure has been nearly doubled every twenty years.

West Oywell, a small parish not paying property-tax for 600*l.* a year, paid to the poor :

	£	s.	d.
1735, .....	10	11	2
1755, .....	19	7	8
1775, .....	41	3	0
1795, .....	78	12	5
1815, .....	154	19	6

Modbury, a market-town, with a woollen manufacture,  
now quite stopped :

	£	s.	d.
1762, .....	385	14	0
1781, .....	951	15	10
1801, .....	2355	1	2
1814, .....	2169	17	3½

Totnes :

	£	s.	d.
1753, .....	295	0	7
1771, .....	439	13	7
1813, .....	2004	17	5
1815, .....	2630	15	9

Beef, best pieces, 5½d. per pound; mutton, 5d.;  
pork, 3½d. and 4d.; Butter, 1s. 3d.; cheese, skim-  
milk, 4d.

*2nd Letter from Mr. Hawkins.*

*An Account of Lime burnt by Hingston and Fox, and  
Joseph Hingston, at Salt Hill and Sumbling Hill  
Kilns, in the County of Devon, from Christmas 1812,  
to 30th April, 1816.*

	<i>Hhds.</i>
Spring lime burnt in the year 1813, .....	2242
Lime burnt from the 30th April to Christmas, ....	8200
	<hr/> 10442
Spring lime burnt in the year 1814, .....	1493
Lime burnt from the 30th April to Christmas, ....	5207
	<hr/> 6700
Spring lime burnt in the year 1815, .....	919
Lime burnt from the 30th April to Christmas, ....	4226
	<hr/> 5145

Spring lime burnt in the year 1816, .....	<i>Hhds.</i> 700
Culm purchased in the year 1813, .....	<i>Qrs.</i> 1662
Ditto ditto, 1814, .....	1020
Ditto ditto, 1815, .....	590

*Kingsbridge, May 2nd, 1816.*

*Mr. Hill.*—Beef, sinking the offal, 8s. per score; mutton, sink the offal, 8s. 4d. per score; pork, sinking the offal, 5s. per score; butter, fresh, 10d. to 1s. per pound; butter, salt, 8d. per do.; cheese, 22s. per cwt.

*P. Thorne.*—Beef and mutton 4½d. per pound; pork 3½d. butter from 12d. to 14d.; cheese, none made in this part of the county.

## DORSETSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-Rates.	Remedies.
Wareham.	-	None.	But few.	10 to 13 per cent.	{ Those employed, } comfortable.	Increasing.	{ Malt and other } taxes; repeal ware- housing act.
Norden.	-	None.	A few.	20 per cent.	{ Bad, for want } of employment.	Stationary. Some parishes lower.	Reduce rent, tithe, and taxes.
Blandford.	-	{ Many; 2 of } from 500 to 800 acres.	A great number.	20 to 30 per cent.	Worse than in 1812.	Risen.	{ Reduce rent and } taxes, repeal ware- house act, duties on the imports of land products.
Charborough.	M. Bowker.	Some.	{ Most would } if they could.	20 to 40 per cent.	Many unemployed.	Stationary.	{ Malt and other } taxes, bounty, du- ties on imports, in- crease circulation.
Frome.	- Henning.	None.	Many.	25 per cent.	{ Somewhat bet- } ter than in 1811-12.	Lowered 24 per cent.	Regulate tithe and poor-rates, duty on imports.

## DORSETSHIRE.

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*Miles Bowker.*—The distress of the farmers here is so great, that they now find it impossible to pay rent, taxes, poor-rates, and labourage, without intrrenching upon the necessary stock on their farms, which at this time is nearly unsaleable; stout three-year old cattle being sold lately in neighbouring markets from 45s. to 5l. each; barren cows from 40s. to 6l. each, and other kinds of stock, crop, fine wool, &c. at similar low prices.

1st, It appears that all other means will be unavailing to give essential aid, unless Government can give an increased consumption, by exportation, and by storing our own corn, instead of hoarding foreign corn, or otherwise an additional value to arable land.

2nd, The increased consumption and greater means of agricultural improvement, is to be derived from taking as much as possible of the duty *off malt*, a cruel and partial tax.

3d, A reduction of such other taxes as partially and unjustly affect farmers.

4th, A duty on all foreign produce, such as fine wool, skins, hides, beef, bacon, butter, cheese, &c. allowing correspondent debentures on fine woollens and leather. A bounty when any kind of produce of land is superabundant.

5th, As soon as Government can restore confidence to farmers, by enabling them to get a living by their

trade, it will be a paramount duty with them to increase employment and wages to their labourers, or the country must remain in distress, and this can only be effected by an immediate supply of paper-money lent to the farmer, and encouraging a more liberal system of bank-discounting.

About four years ago, I had laid out in this quarter about 13,000*l.* in rearing a flock of 1000 Merinos, buying and improving 115 acres of life-hold, and otherways stocking, cropping, and improving 1000 more acres of farming, which sum is now by loss, and reduction of the value of stock, not less than half consumed; and if it was necessary to be brought to sale, would not bring as many crowns as it cost pounds, though it is notorious I can work arable much lower than the neighbouring farmer, whilst I have lived upon less than one per cent. of the capital. My boys, instead of being at school, are become labourers and ploughmen on the farms, and still the more we do, only the more we lose, and though it is many weeks since I gave up my two farms, only one person hath yet appeared to look for either, and they do not appear likely to be let.

*Wm. Flot.*—Many within my knowledge are in a distressed situation, and several have actually become bankrupts, and many others are in an insolvent state, and must yield to the pressure.

From the late excessive importations of corn and short wools occasioning much depression of prices for the produce of our own growth, and in many instances depriving the farmer of selling some at any price, it has so lessened the circulation of paper, that at this moment there is not half enough to answer the necessities of the country,



Although the distress is known to the Legislature to be great and general, in my opinion it is still much worse than imagined; there never was such a crush of capital as of that lately employed in Agriculture, and which, in a great measure, has vanished as a shadow, principally by the late excessive importations of corn, short wools, &c. &c. and which has nearly annihilated the circulating medium of the country, and many farmers are left without a shilling.

*Wm. Henning.*—Poor-rates, compared with the average of the years 1811 and 1812, are reduced about 24 per cent. and are principally paid by the agriculturist, trade being rated at a very low proportion, and persons possessing funded property, annuities, &c. to ever so large an amount, and professional men, though continually making parishioners, are, by a decision of the late Lord Kenyon, wholly exempt.

Beef about 6d. per lb.; mutton 7d.; and pork 4½d. sinking offal: butter about 11d. per lb.; and household cheese 33s. per cwt.

The tithes and the poor-rates are very distressing to the occupiers of land; the tithe-owner frequently demanding from 4s. to 10s. in the pound on the annual value of the land. The present tithe system is, without doubt, the greatest check to agriculture this nation labours under; the poor-rates, county-rates, and highway-rates, are likewise very distressing, being chiefly paid by the agriculturist.

## DURHAM.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Durham.	A. Mowbray.	None.	Many.	20 per cent.	{ Unemployed ; truly distressed.	{ Have been stationary, but now rising.	Reduce Rent and Taxes.
Sunderland.	F. Collingwood.	Some few.	Several.	12½ to 40 per cent.	{ Very bad from want of employment.	{ Increased from one-third to one-half.	{ A general enclosure, and land assigned to cottages. Branch banks from that of England.
Whitburn.	Rev. T. Baker.	None.	More than usual.	25 per cent.	{ Some distress for want of employment.	Increased.	{ Lower Rent and Taxes.
Sedgefield.	T. Davison.	In one parish { 12 Farms, containing 2223 Acres.	{ The greater part of the Farmers.	25 to 50 per cent.	{ Half out of employment.	Doubled.	{ Bounty on Exports. Prohibit imports.
Middleton.	L. Walton.	—	Some.	25 per cent.	Very distressed.	Stationary.	{ Lower Rent and Taxes.

## DURHAM.

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*Arthur Mowbray.*—The county of Durham has suffered materially from the diminution of the paper currency; it has prevented many from acting in commercial lines, and has materially checked the farmers in the cultivation of their farms, as well as the dealers in cattle, horses, &c. &c. from doing business to the extent they were accustomed to do, and the produce and exigences of the country required.

*Thomas Davison.*—In the farms that have been re-let, an abatement has been made in proportion to the quality of the land. I think the land of the best quality has been reduced one-fourth; that of the middling quality, has been reduced one-third; and that of the inferior tillage land, which was of late years let at from 18s. to 20s. per acre, has been reduced to one-half, and we find a great difficulty in getting it let even at that rent.

The distress of the farmers has, I conceive, arisen from the great depreciation of the value of farming produce. The live and other stock are not now worth more than one-half it was two years ago. And the price of corn is such, that there are many farms which will not pay the expence of cultivation; and therefore where the farmers had capital on such farms, they have lately been much exhausted. In many instances the farmers

have been so reduced, that they could not pay any rents at all during the last year.

Perhaps this county suffers more than any other from the diminished circulation of paper, for three Country Banks failed in it last summer, which had a circulation of between 4 and 500,000*l.* which has caused the distress to be almost unprecedented in this part of the country.

*T. Collingwood.*—Several tenants have given, and intend to give notice of their intention to quit their farms, some conditionally, not being able to continue them longer; others wishing to persevere, if indulged with a reduction of rent: most of the farms in these counties are free at May-day, or 12th of May. The number of farms advertised in Northumberland are 37, and in Durham 33—from 1000 to 25 acres, most of which are given up to the landlords, as they cannot hold them at their present rental; but in hopes that a considerable abatement may be obtained. Among those who have set such a prudent and laudable example, stands His Grace the Duke of Northumberland, who has, on a property of 150,000*l.* value, dropped 25 per cent. I cannot pass over the present opportunity of saying, that at and ever since the commencement of the war, His Grace has been in the habit of letting all his farms from year to year, which system was generally reprobated by the farmers and land-tasters, but which has ultimately turned out to the good and advantage of his numerous tenants; as they know from experience what they could afford, and were always preferred, if industrious, to strangers. Thus have His Grace's tenants become comparatively rich, and are now retained by their noble landlord at a reduction of one-fourth of the war rents.

A Reverend Gentleman in this vicinity, who holds no church living, but lives on a small patrimonial estate, has made an abatement of 10 per cent. for the whole of last year.

The circumstances most distressing to the farming interest at present, are from the fall in corn, cattle, &c.; they find a difficulty of paying their rent and rates; they are obliged to reduce the number of *servants* and *labourers*, consequently if arable, the lands will not be so completely cultivated, which will occasion a falling off in the quantity and quality in the produce of grain, and increase another evil which must follow, viz. the want of employment!

In the vicinity of large towns, *new* and *old milk* still retains the *war* price, though there are reasons that indicated a reduction of price: butter still retains the *war* price, but must drop on the returning grass. At the time I observe that stock is sold by the farmer, one-sixth below the *war* price, I would observe, that the butcher has kept up to shipping and private families the price of meat. It is now 56s. per cwt. by the carcass, and in the war seldom exceeded 60 to 64. To families it is now sold from 6d. to 7½d., whereas the war price was from 9d. to 10d. per pound, so that it may be said, without exaggeration, that the butchers are fattening on the downfall of the populace, and that attorneys, bum-bailiffs, and butchers, are accumulating fortunes, while the industrious tradesmen are bringing to the hammer every day.

The failure of two banking-houses in this commercial county, and their dependent branches, has almost totally unhinged the public credit, destroyed all confidence, sent numbers to the poor-house, and, in short, almost annihilated every business in this quarter. These had

their origin in the sudden influx of disbanded sailors and soldiers, the subsequent stoppage of the ships for between two and three months, at a season when the profits were flattering, and the risk inconsiderable. When the differences between the sailors and ship-owners were adjusted, they had the danger of the sea to encounter, at the most inclement seasons, and to carry their coals to a falling market. The wives and families of the sailors employed were living on public credit, on the hopes of their returning husbands, many of whom were doomed to a watry grave. Hence an increase of paupers and poverty amongst the coal-owners : circumstances at this moment are not improved ; thousands of disbanded sailors and soldiers, with *casters*, *trimmers*, and labouring men, that have been drawn to towns from the poverty or want of employment in the country, are, and have for the last twelve or fourteen weeks been without any thing to do ; they are now daily applying for relief from overseers of the poor : this will also embrace your Eighth Query. The Poor-rates in these towns are increased since 1810 and 1812 one-third, and in some parishes one-half, without the most distant view of any alleviation. The bankruptcies above noticed have been the downfall of 2000 families, or so far narrowed their circumstances, and those connected in business with them, as to make many objects of relief, that a few months ago were considered respectable. Too many vessels in the *coal* and other *trades*, will keep the prices below a living profit ; and consequently the landed interest and shipping must fall together, if some effectual remedy is not speedily applied.

The remedies I suggested to the Right Hon. Lord Carrington, when President of your Honourable Board,

were, that a general enclosure bill ought to be procured; and to find employment for vast numbers of disbanded soldiers and sailors, the Crown Lands ought to be parcelled out, giving to each a quantity equivalent to the means and activity of the different applicants; a small sum ought also to be given them by Government, to build a cottage, and find implements for working the plot of ground. See what the late Empress of Russia did! This encouragement might also be extended to the uncultivated wastes in Gentlemen's estates; and thus the subsequent culture of the moors or wastes would naturally follow the peopling of their vicinities. Planting of *larch*, *Scotch firs*, &c. would in time raise a substitute to succeed a falling off in the coal mines in this district, which in less than 200 years will be wrought, or rendered so hazardous, that few may be found to embark in that *underground employment*. I have explored most of the rivers in Scotland, and north of England, from their source to their disemboguing themselves in the ocean: many of the lands at the head of North and South Tyne have been rendered productive to a certain extent: there is much to do upon the *Wear* and *Tees*, particularly as there is store of excellent lime-stone, which, if burnt with coal or peat, and spread on the land, would produce *white clover*, and other *grasses in abundance*. The planting of trees would not retard, but accelerate this improvement; see the grounds planted with furze in the most barren sands in Norfolk, between Norwich and Newmarket; observe that in the patches planted, the quantity of grass is fourfold, and when converted to arable, produce crops far superior to the naked heaths in their vicinity. I do not confine my remarks to Norfolk, or any other part of England. On

Egham, Bagshot, &c. farms from 60 to 100 acres might be selected, which, with good buildings and an easy rent, would soon find occupiers. There are also many parts in the skirts of Dartmoor where limestone can be found, that, burnt with peat, lands drained, cottages built, and occupied with industrious men, may in time be the happy means of preventing the lower order from *emigrating*, and nourishing our protectors and their posterity on the climate that gave them birth.

P.S. I should have observed in the answer of No. 7, that the failure of Banks had destroyed all confidence with tradespeople here; and if Government do not devise some remedy, this part of the island, which produces most duty, &c. will be soon in an insolvent state. I venture to go farther, in saying that the only thing which can save us from ruin, will be the establishment of a branch from the Bank of England in every large commercial town through the realm; as all confidence is lost in gentlemen's and other opening houses of accommodation. The Bank may demurr, as there are so few to be trusted, and this is a very precarious time to make any new experiment in money matters, but our case is desperate, and will admit of no delay.

*L. Walton.*—The farmers labour under very great disadvantages, they neither have money to pay rents nor taxes.

The state of the labouring poor is very distressing; but since the land has been raised, since 1811 and 1812, it keeps the Poor-rates on a level, but in case they should continue another year, their distresses will become double.



*Rev. Thos. Baker.*—It is believed that the capital of the farmers have been reduced one-half.

The country has suffered extremely from the failure of so many Banks, viz. those at Sunderland, Durham, Darlington, and Stockton, all in this county; and also, as I am told, from the diminished circulation of paper.

## ESSEX.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Ardleigh.	J. Rogers.	None.	Several.	33 per cent.	{ Worse than ever known. Many unemployed. Far worse than ever for want of employment. Truly miserable for want of employment. Many able men picking stones. 4-5th want employment.	—	Taxes.
Copford.	Jo. Ambrose.	—	—	—		Much higher.	Taxes.
Mistley.	J. H. Rigby.	None.	Three.	20 to 25 per cent.		Stationary.	Taxes.
Mark Hall.	M. Burgoyne.	None.	Several.	10 to 25 per cent.	{ Decreased 1-5th. Increased.	—	{ Lower rent, tithe, and taxes.
Gosfield.	Rev. J. Thurlow.	None.	None.	20 per cent.		Decreased 1-5th.	{ Lower taxes, raise prices.
Halsted.	J. Vaizey.	Many.	Many.	—		Increased.	Regulate poor-rates.

## ESSEX.

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*Montague Burgoyne.*—I have heard that some of the distressed farmers have declared, that if not relieved, they shall pay their Lady-day rent, and between harvest and Michaelmas sell off every thing, and quit their farms. I am told, that, in one or two instances, this trick was practised last year in the county of Herts.

Unpaid rent and taxes, undischarged tradesmen's bills, and capital rapidly melting away.

The state of the labouring poor is truly miserable. Such is the want of employment, that stout active young men are employed by the overseers, at three or four shillings a week, merely to prevent them from starving.

*Isaac Rogers.*—Many have come to my knowledge, where industry and application could not save them. So great and so numerous the distresses are, that a volume must be large to contain them. Where an abatement of rent has been made, it only procrastinates (and not prevent) ruin. The capital of the country seems to have sunk, and no one knows how to account for so great and so sudden a downfall.

I have been in business only twenty-two years; but, from some of our old standards I learn, that although the distress at the close of the American war was great, yet it bore no proportion to the present. I believe, my neighbours would be well pleased to have the duties lowered upon malt, salt, and leather, and the property-

tax taken off the tenant. But, in my opinion, these would not effect a cure ; the farmer should be enabled to pay the taxes as they now are ; and when Government can ease them, corn can then be produced in proportion.

*J. H. Rigby.*—A very general inability to discharge their rent, taxes, and parochial rates.

*Rev. J. Thurlow.*—The produce does not cover the expences, independent of rent.

I should think that three-fourths of the paper lately in circulation is withdrawn. Tradesmen complain of their not being able to get their bills paid.

In the villages of this neighbourhood, the rates for the poor are decreased about one-fifth in the last year, compared with those of 1811 and 1812. But, in the large towns of Halsted, Bocking, Braintree, and Coggeshall, the last quarter's rate is considerably greater than usual ; at Halsted, the quarter's rate, to Lady-day, is 5s. 6d. in the pound, at a fifth below the rack-rent. I am told, at Coggeshall it is much higher.

*John Vaizey.*—The circumstances that from *private* knowledge and observation, denote the general distress of farmers, are too varied and numerous to relate here. Any provincial newspaper is a record of *public* evidences to an extent, probably, unexampled. I have no hesitation in expressing my sincere belief, that *one-third* of the occupiers of land in *number* (having no other source of property) so far as my knowledge of the country extends, are insolvent at this day.

The labouring poor, in husbandry (including disbanded men from the army and navy) are not four-fifths employed. The poor-rates, in *this parish*, with THE PRESENT PRICE OF BREAD, are higher than at any period, I believe, in the last 40 years.

The assessment *to the poor*, for the parish of Halsted, in 1811, was 16s. 9d.; in 1812, 17s. 6d.; for the last *four quarters*, 16s. The relative *price of bread* in these periods is known.

My individual experience would prove the expences on *tillage husbandry*, from 1802 to 1814 inclusive, to be as about  $8\frac{1}{4}$  to  $12\frac{1}{4}$ ; an increase of expenditure, *perhaps*, the community cannot afford to pay a fair profit upon. If so, the first object is all possible reduction of such expenditure.

As to legislative remedies—I should submit as the most important, a comprehensive consideration of the whole system of the Poor-Laws—their bearing upon the land, in reference to other property—and what is the cause, and probable consequences, of the great increase of the poor-rates.

Under such investigation, legislative wisdom promises a good chance of efficient remedy.

Some considerations to the vexatious and hurtful manner of collecting the property of tithes.

The repeal of the war malt tax promises relief to this county, as a barley district. The cart-horse tax, being directly on *TILLAGE* husbandry, cannot be afforded; and, as *partial*, is unfair, and ought to be repealed. The effect, though not ruinous to the larger occupiers, is equally hard as to the smaller—and, while paid, is a deduction unfairly taken from the just and legitimate profit of his increased capital. There can be no natural and equitable distinction in this view of it between a farm of 70*l.* and of 200*l.* per annum.

As to *private* remedy, rent appears to me, as a general average observation, to be got beyond the fair place it should take, comparing the whole of agriculture together, now and twenty years ago.

## GLOUCESTERHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Tetbury.	T. Estcourt.	None.	None.	Some.	{ Never before so many unemployed. }	—	{ Regulate poor-rates. }
Guiting.	G. Talbot.	{ 10 or 12, from 70 to 700 acres. }	Many.	Some at 25 percent.	{ Worse than for several years. }	Higher than ever.	{ Taxes. }

## GLOUCESTERSHIRE.

*T. Estcourt.*—The discharge of many of their labourers, and lessening the number of their servants; their inability to pay their rents at the usual time; the difficulty of getting paid their debts due to them. If the unnecessary expences now lavished on the poor, were corrected, it would do more towards relieving the occupiers of land, than all the other taxes Parliament could repeal. But it can only be done by some substitute, more eligible to the well-disposed poor, than relief from the poor-rate; it must be something that shall have resemblance at least of property and independence, that will raise them a step higher in the scale of society, not independent of labour and their employer, but of the workhouse, and of an unfeeling, a partial, or a tyrannical overseer. I have by me the outline of a proposal of this kind, which I thought I was too far advanced in life ever to have troubled the world with; but, after having thrown out the above observations, it may serve to explain, at least, what my meaning is, and which I shall take the liberty to transmit to the Board in a very few days. That is the instance to which I allude, in which Parliament particularly, may most effectually serve the farmer, without injury to the revenue, or the public; but quite the contrary. The poor-rate would by this plan, nominally remain for the present stationary, perhaps, but every occupier would have the power to free himself from the burthen of it.

I conceive, that it is incalculable, the various ways in which persons of property could enable a poor person to maintain himself and family, with little or no loss or expence to themselves: if such poor persons and family were trust-worthy, and were moral, industrious, and frugal, the land-owner might do it (at a fair rent), by letting them land enough to keep a cow and a good potatoe garden. The occupier of land the same, with the consent of his landlord, or by various other means. If the occupier is restrained from letting him land, he may give him the feed of a cow or two, with his herd. He may let him plant a small portion of his fallows with potatoes.

*George Talbot.*—The diminished circulation of paper could not have taken place at a more unfortunate time; and has very materially added to the general distress.



## HAMPSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Milford, near Lymington.	Thos. Rivett.	None.	None.	25 per cent.	Stationary.	Increasing.	{ Taxes. Prohibit import; and lay Poor-rates on all property. Commute Tithe.
Sopley. - - Bishop Wal- tham. - -	Rev. J. Willis. A. Murray.	{ About 30, 6000 <i>l.</i> per ann. One, and half of it run to waste.	Many.	33 per cent.	{ Many out of em- ployment.	Increased.	Malt-tax, &c.
Petersfield. -	Ed. Patrick.	Many.	—	—	{ Distress most alarming.	Doubled.	—
Exbury. - -	W. Milford.	None.	Five or six.	20 per cent.	{ Labour from 15 <i>l.</i> to 10 <i>l.</i> per week.	Stationary.	{ Reduce Taxes, Tithe, and Poor- rates.
Thraxton, near Andover.	L. Hatton.	{ Two, 1 of 400 Acres 1 of 20 <i>l.</i> Acres.	None.	Some.	{ Many unemployed.	Decreased 1-3 <i>d.</i>	{ Commutation of Tithe, Horse, Salt, and Malt-tax. Duties on Import.
Twyford, near Winchester.	R. H. Lavington.	Many.	Some.	—	{ Great numbers un- employed.	Decreased.	{ Lower Rent, Tithe, and Taxes.
			Many.	{ 30 per cent. and upwards.		{ Alarm- ingly in- creased.	{ Reduce Taxes, and prohibit Import.

## HAMPSHIRE.

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*R. H. Lavington.*—The distress is shewn by bankruptcies, executions, and imprisonments.

*Launcelot Green Hatton.*—One tenant of more than 500 acres, close by me, has desired his landlord to accept his lease ; and, as he has been getting his farm into good condition for the last seven years, the next seven years *should* be gainful. He, as well as most others, sees ruin staring him in the face ; but some cling to their farms only in the hope of better days, and because they cannot sell their stock, but at an immense loss. I have two tenants (not near, but in the county) one of whom, renting not quite 200 acres, I fear, is ruined ; to the other, renting rather more than 400 acres, I agree to remit something more than one-fourth of his rent, on condition that the tithe-owner remits in proportion.

Many farmers in this neighbourhood have paid only a part of their rent and tithes ; many labourers are distressed by them (and are paid from the parish rate) in order to reduce their expences. Some farmers have paid no rent at all, and, I believe, where it has been paid, it is not from the farm, but from some other source. Generally speaking, I think every arable farmer in this country, has the last year lost his rent ; and, as the markets are sinking, they are now not calculating their pro-

fits, but how long they can stand ; and hoping that times may change before they are ruined.

*Edward Patrick.*—The distress of the farmers is now exceedingly great, and every day increasing, in consequence of the very reduced price of corn and stock ; and the great number of labourers now out of employ, and which are obliged to be supplied by parochial relief.

*Rev. J. Willis.*—The removal of the malt duty would be productive of the most beneficial and popular effects on all classes of the people. It would raise the price of barley to a sum, perhaps, 34 or 36s. per quarter, which would help the farmer amazingly ; it would empower the poor labourer to brew his own beer, at 4s. 9d. a bushel for his malt ; his poor wife and children would partake of his beverage, instead of a dreadful compound of tea. He would have no reason to call at the ale-house, waste his time in the habits of intoxication ; he would go cheerfully to his daily employ, perform it with manly vigour and content, and become attached to his house, his family, and, *above all*, his country, which allows him to share, in common with his superiors, in a plain wholesome beverage, which a poor man looks up to, more, indeed, than to any thing that could possibly be granted to them by a British Parliament. As a magistrate, and a clergyman, I mix a good deal with people of all descriptions, and I fully know the sentiments of the lower orders, on this particular subject, and on which I have presumed to enlarge a little, that I might impart to those who have the power and ability to recommend such a most popular measure to the notice of Parliament, for the immediate comfort, as well as pacifying the discontented minds of the lower order of people.

*Adam Murray.*—Where I have a farm near Bishop Waltham, in Hampshire, there is a farm of 165 acres adjoining unoccupied, and nearly the half lying waste for the want of cultivation. Where I farm in Wales, in the county of Cardigan, there are a great many farms given up, nearly 60 of different sizes, from 50 acres to 250 acres, and many more must be given up if the times continue. I know of four farms in the county of Surrey given up, one of 300 acres, another of 350 acres, a third of 150 acres, and a fourth of 130 acres. The landlords have taken possession of all but one, which is now unoccupied. I know of five farms in the county of Kent given up, one of 330 acres, another of 260 acres, a third of 170 acres, a fourth of 120 acres, a fifth of 150 to 160, all but one taken possession of by the proprietors, and that one is lying waste. I know of several farms in the county of Cambridge that are given up, and occupied by the proprietors. From 230 to 350 acres also in Bedfordshire, and many other parts that I travel.

I know above 60 tenants on one estate that have given notice in writing, of their intention to relinquish their farms at Lady-day and Michaelmas next, and I also know of many more in other parts of the country.

I know a great many farmers who began farming a few years ago with good capitals, careful, intelligent, industrious, sober men, who are reduced to the verge of ruin, owing to the great and unprecedented depression of farm produce.

I believe every part of the country suffers more or less for want of circulation of money; but I know no place that has suffered, and is still suffering so much, as the farmers in Cardiganshire, as there is no market for any thing, and the circulation of money is very limited indeed.

In the first place, a complete revision of the Poor Laws ought to be made; and all abuses and former errors corrected and remedied. An equalization of the tax to be made, so as to make all descriptions of property pay for the support and maintenance of the poor, and not to throw the whole on the land.

The tithes to be settled at a fair composition, and not to be taken in kind. To prevent the smuggling of corn, by vessels in the coasting trade meeting foreign vessels at sea, and receiving their cargoes. I have learned a great deal of this has been carried on, to the great injury of the British farmer.

*Thomas Rivett.*—Sales of every species of property, at almost any ready money price; farms of course understocked, and under-tillaged; able labourers without work, except that found by the parish; little manure purchased, no ground marled, charity nearly ceased, all hospitality dead, and the education of children neglected.

The country bankers have very much, and very prudently, limited their advances, of course great inconvenience and distress is the consequence; but nothing more on this head occurs than what was reasonably and naturally to be expected.

Some of these things may possibly cause much future good, but all, or any, come too late to remedy much present evil. The blow has already struck thousands to the ground, never to rise again; thousands are staggering that must fall; and, I believe, not a single owner or occupier of land will escape without injury.

The burthen that weighs upon the landed interest so heavily in all its bearings and branches, is the parochial rate, assessed and collected on land and buildings *only*,

for the relief and support of the whole poor of the kingdom, &c. Let but Parliament apply this now partial levy to *every species of property equally*, and the load so crushing, and so overwhelming to the owners and occupiers of land and houses, in its present form, becomes at once easily bearable, by being spread and dispersed over so many new millions of individuals and their capitals, that now pay merely the taxes which every other person owes to the community by common consent, but contributes not a single farthing to those immense sums gathered from land and houses, and from them alone, though distributed and expended in aid and to the support and benefit of every pauper of the state. I see no other means by which present distress can be relieved, and future prevented, and I see also the great difficulties that attend the accomplishment of such a measure. The times, however, seem to me to demand it, and as it is an act of justice, I will not allow myself to doubt for a moment, that our Representatives would shrink or retire from it, without candid and full deliberation, and resolute attention, did it once become the subject of their serious consideration.

*Wm. Mitford.*—The farmers have been very generally unable to pay their rents at the usual time; and, where opulent men may have so paid them, it has been to their inconvenience. The greater land-owners, therefore, have allowed time, and the husbandry of the country having been, within memory, very bad, and of late much improved, with rents but moderately advanced, the increased produce of land has enabled the farmers to stand the present shock; and, though some few have talked of quitting, all have held on, in hope of improvement of circumstances for the farming interest, and especially

from the promised attention of Parliament to the object.

Tillage is a far greater national object than the mere grazing business; as it increases incalculably the valuable produce of all, but especially of the poorer soils, and maintains the greatest number of the hardiest, most orderly, and most moral of the lower classes of the people. But all imposts upon husbandry, old and new, press most, and some almost only, upon tillage.

I suppose the greatest of all possible benefits within human view, not only to the agriculture, but also to the established religion of the country, would be the abolition of the law of tithe, and the substitution, might it be feasible, of a secure and competent revenue for the Parish Clergy, such as might not carry in its essence those seeds of war between them and their parishioners: the decision of between five and six hundred cases, referred to in "Plowden's Principles and Law of Tithing," is so far from having provided established peace between them, that, beside the discord so frequently arising from irritated feelings, matter is in that very book shewn to remain for disputes at law, innumerable and hardly terminable; while at the same time, the unavoidable expence and waste in collecting tithe makes it a deduction from the value of produce to the landholder far beyond the clear return to the tithe-owner.

The tax on farm horses have a bearing on husbandry similar to that of tithe, so far as making industry employed on land dear, it operates as a bounty upon the conversion of arable to pasture; thus checking population, and diminishing produce. The burthen of this tax is indeed very small, in comparison of tithe; yet where the balance is nearly even in the landholder's mind, it may turn the scale.

The tax on bricks, as far as they are used in dwellings for labourers, has again the same bearing; and among all improvements of the country of late years, I know of none so little offering itself to observation as an increase of dwellings for labourers in husbandry.

To lower the tax on malt will be obvious to all as highly desirable; and also, though not with so wide a view, or so pressing a need, that on salt.

To lay a tax upon foreign wool will, I suppose, of course be an object of Parliament, as due, not to the landed interest only, but also to the country's revenue.



# HEREFORDSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Ross.	Jos. Newman.	Two, 640 acres.	Several.	{ From 25 to 33 } per cent.	Want employment.	{ Increased as } from 5 to 10.	Tithe and taxes; re- gulate poor-rates.
Hereford.	Rev. J. Duncumb.	Many.	Many.	10 to 25 per cent.	{ Suffer from the want } of employment.	Decreased.	{ Lower rent, tithe and taxes.
Downton.	T. A. Knight.	—	None.	20 to 25 per cent.	Worse than ever.	—	Tithe & malt tax, &c.
Poulston.	Edm. Jones.	Many.	Many.	12 to 25 per cent.	Want employment.	Increased.	Tithe and taxes.

## HEREFORDSHIRE.

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*T. A. Knight.*—The tenants upon almost every farm have stated their inability to pay their rents, and probably not more than one-half of last year's rents have been paid, even by farmers whose rents have been little or not at all raised during the last twenty years, there being no market for either corn or cattle. The country tradesmen having comparatively no custom, are reduced to the necessity of living upon little, and consequently purchase little from the farmer or butcher. Landlords generally have either given or promised an abatement of rent.

The dress, and general plan of domestic economy indicate poverty in the farm-house; and manure is no more purchased to draw to any distance from the towns.

In the languid state of trade in the country towns, and the inability of the farmer to pay his rent, very little paper is wanted; and there is comparatively very little in circulation; but as our country banker's credit is good, and they would of course gladly give us more paper, we have enough.

The state of the poor and labouring classes is worse than ever I remember it, and every week becoming more so, as the property of the farmer decreases; but I am unable to state, with any degree of accuracy, the comparative amount of the poor's-rates now and in 1811 and 1812. Compared with the farmer's ability to pay, the increase is immense; and a great number of farmers,

with whom I have lately spoken on the subject, assure me, and I believe with truth, that the poor's-rates and taxes take every thing which ought to remain to pay their rent.

The great obstacle to all agricultural improvement and prosperity are the tithes; and, as they are now enforced, it has become wholly impossible for a farmer to cultivate properly under them. I have recently spoken to some eminent land-surveyors, and they state that they are not expected to value the tithes according to the sum the owner can get by collecting them, but in proportion to the injury and inconvenience the farmer can be made to suffer by being compelled to set out every trifling article of tithe. The farmer complains of this as dishonest on the part of the tithe owners, and particularly of the Clergy, whom he is always pointing out, and asserting on every occasion to be men without religion, honour, or honesty. The churches are consequently deserted; even the Sacrament has ceased to be taken by far the greater part of our peasantry, who become annually more profligate and idle, and better calculated to cut the throats of the higher orders than to till the soil. The tax on malt also presses very injuriously on the corn fields, and if that and the tithes remain in force, it will be no matter of astonishment to me, if corn should fluctuate in price from eight to eighteen shillings a bushel within the next three years. The abolition of the tax on horses employed in agriculture affords very little relief to the corn field.

*Edmund Jones.*—There are many estates on hand in this county, and are likely to remain so, though offered to the tenants at a reduction from one-fourth to one-eighth; those few that continue to hold farms that were

not risen to the greatest extent, have borne the late depression under a hope that they should be relieved from the war taxes; if not, in process of time, they must be bankrupts. I cannot tell the number of estates, or the size of them, but to my knowledge there has been several in this neighbourhood, which have not appeared in the Hereford paper, though very full of sales of farmers' stock, and estates to be let.

Many tenants have quitted, and others given notice. I know one widow with eleven children, the eldest about seventeen, has three estates in hand, about 1000*l.* per annum; and some of my own family have not received their rents due last Lammas.

The distress of the farmers is denoted by their stock being seized, and sold by auction, to pay rent, tithes, and taxes: those proprietors who have not seized, are obliged to give their tenants time. A lady whose half-year's rent was 1250*l.* (the half-year) had received in January only 85*l.* though due at Lammas last.

If tithes were paid by an equitable pound rate, according to the value of the land, and adjusted by such equitable laws as to prevent fraud, the worthy and liberal would receive advantage, the tithe proctor and underling laymen, who rent the tithes of colleges, would not have it in their power to harass His Majesty's subjects, and drive them into insubordination. This is a principal cause of the disturbances in Ireland, and it is very similar here, and they are the greatest barrier to improvement, and the cause of enmity in the parish.

The farmer's distress is such, that he cannot employ the poor, and they are wandering and begging their bread; the lime-kilns cease to work; the farmer has no cash to pay for what he had last summer. If there is not some great alteration, the landlord *will not* receive

his rent, he cannot pay and support his accustomed establishment, and the revenue must feel the effects.

The following is a statement of taxes and tithes paid on a farm in Herefordshire, of about 300 acres, in the year 1815 :

	£	s.	d.
Property-tax, landlord and tenant, .....	95	16	10
Great tithes, ditto ditto, .....	64	17	6
Small ditto, ditto, .....	29	15	0
Land-tax, .....	14	0	0
	204	9	4
Window-lights, both houses, .....	24	1	6
Poor-rates, landlord, .....	10	0	0
Ditto, tenant, .....	40	0	0
Cart-horse duty, landlord, three horses ....	2	11	0
Two saddle-horses ditto, .....	9	0	0
Gig, .....	6	6	0
Cart-horses, tenant, .....	7	2	0
One saddle-horse, tenant, .....	2	13	6
	306	3	4
Landlord's malt-duty on 60 bushels of barley,	21	0	0
Tenant's duty for making 120 bus. barley } into malt, .....	42	0	0
N. B. No cyder made for years.			
To a new rate for building the Shire-hall, } paid by the landlord since June last, }	9	0	0
Paid by the tenant, on the same account,	3	0	0
	381	3	4
Surcharge, .....	2	8	0
	£383	11	4

In addition to these annual outgoings, may be added the expences of annual repairs. Landlord's servant not added to the above. Labourers, annual servants, maintenance of family, and rent—there will be but little remain.

*Josiah Newman.*—Various instances have taken place of landlords distraining for rent: but the principal distresses that have occurred, have been seizures under the Crown, for taxes.

The tenants' poor-rates are out of all proportion heavy, in comparison with persons in trade. But the greatest grievance, and what causes the most discontent, by far, is the tithe-system. I have one small farm of about 120 acres, on which the poor-rates and tithes *only*, amount to more than the present tenant formerly paid for rent.

*Rev. J. Duncumb.*—The following landed proprietors, among many others, have farms in their own hands, from the want of tenants, &c.

Col. Matthews, Belmont, near Hereford; — Symonds of the Mend, Esq.; — Croome, Esq. Kingston; — Aubrey, Esq. near Ross, and Hereford; Lady Dickinson, (late Boughton), four farms; John Scudamore, Esq. Kentchurch; — Wood, Esq. White-house; Edward Lewis, Esq. Michaelchurch, &c. &c. &c.

Bankruptcies in the proportion of more than 6 to 1, increased amongst the farmers;—and a general distrust of the solvency of others still in possession of farms.

The poor-rates in the parish of Holmer, near this city, have thus varied:

		£	s.	d.
To Easter	1812, .....	600	16	10
	1813, .....	750	0	0
	1814, .....	700	0	0
	1815, .....	620	0	0
	1816, .....	570	0	0

The heavy weight with which the Agricultural interests are now weighed down by taxation, may be exemplified by the state of the parish of Kentchurch, in this county; this parish now paying in direct taxes (including tithes), a greater sum than the lands of the whole parish could be let for at this time.

## HERTFORDSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Carbrooke.	- W. L. Robinson.	None.	Leases; none.	{ Liberal deduc- tion.	Want employment.	{ Nearly doubled } since 1811.	Taxes.
Hatfield.	- Rev. J. Keet.	{ one, 300 acres.	None.	Some.	{ Great want of em- ployment.	Stationary.	—
Rickmansworth.	W. Sedgwick.	None.	Some.	20 per cent.	{ Much better than 1811 and 1812.	As high as 1812-13.	Malt & other taxes.
North Minns.	J. Casamajor.	None.	None.	25 per cent.	All employed.	Decreased.	—
Hempstead.	- W. Jennings.	Several.	{ Several, one } of 500 acres.	None.	{ A great proportion } out of employment.	Reduced 1-4th.	{ Lower rent, tithe, and taxes. Prohibit import.



## HERTFORDSHIRE.

*William Sedgwick.*—The labour not being lowered adequate to the price of corn, also tradesmen's charges; such as blacksmiths, wheelers and collar-makers, and the *great and heavy burthen* of tithes, which are not at all diminished.

*Calculation on Farming Arable Land, in the County of Hertford, and its Vicinity, viz.*

120 Acres, considering that quantity sufficient to employ a team of four horses.

*Outgoing, and Expences.*

	£	s.	d.
Rent, at 20s. per acre, .....	120	0	0
Tithe, 5s. ditto, .....	30	0	0
Poor-rates, .....	30	0	0
Property-tax, on Schedule B, .....	9	0	0
Assessed-taxes on husbandry-horses, .....	3	10	0
Expences in keeping four horses, with a man and boy, .....	150	0	0
Blacksmith's bill, .....	20	0	0
Wheeler's ditto, .....	6	0	0
Harness and collar-maker's ditto, .....	5	0	0
Labour, considering two men are con- stantly employed on the premises the whole year, at 12s. per week each, }	62	8	0
Carry forward,	£435	18	0

Brought forward,	£435	18	0
Extra on labour in harvest, and hoeing } turnips, .....	50	0	0
Seed-wheat to 30 acres, .....	37	10	0
Turnip-seed to 30 acres, ....	4	10	0
Seed-barley to 30 acres, .....	20	5	0
Grass-seeds to 30 acres, .....	18	0	0
Interest on capital of stock, say 1000 <i>l.</i> } at 5 <i>l.</i> per cent. ....	50	0	0
	£616	3	0

*Annual Produce of 120 Acres of Arable Land, divided  
into four Seasons, viz.*

	£	s.	d.
30 Acres of wheat, 20 bushels per acre, } at 8 <i>s.</i> per bushel, .....	240	0	0
30 Acres of turnips, at 2 <i>l.</i> per acre, .....	60	0	0
N. B.—As the price of the turnips may be thought too little, I give this as my reason for fixing 2 <i>l.</i> per acre, viz. in some seasons there is difficulty in get- ting <i>any</i> —Some seasons very bad, and other seasons very good—therefore think 2 <i>l.</i> per acre to be a fair average.			
30 Acres of barley, at 4 qrs. per acre, } 27 <i>s.</i> per qr. ....	162	0	0
30 Acres of clover, at 4 <i>l.</i> 10 <i>s.</i> per acre, ..	135	0	0
Total produce, .....	£597	0	0

	£	s.	d.
Total outgoing, .....	616	3	0
Ditto produce, .....	597	0	0

Loss, ..... £ 19 3 0

The above produce is considered as a *full* crop, and nothing allowed for mildew or blight, which the corn for several years past has been much injured by.

*Rev. John Keet.*—A very general complaint amongst the farmers of their inability to pay their rents, taxes, &c. on account of the great depression in the price of Agricultural produce.

*Justinian Casamajor.*—Their inability to pay their rents, and the difficulty of collecting the taxes.

*W. Jennings.*—A general complaint with tradesmen, that the farmers have not paid their last year's bills, so well as usual.

## HUNTINGDONSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-Rates.	Remedies.
Fletton.	G. Maxwell.	None.	Many.	15 per cent.	Many unemployed.	Stationary.	Lower Rents. Re- strain banks. Re- peal Property-tax on Farmers.
Huntingdon.	J. Linton.	3 { 300 414 70 } Acres.	One, 294 Acres.	{ 58s. per acre, to 45s. 488s. re- duced to 400s. }	Want employment.	—	{ Encourage distill- ing. Exchequer Bills lent on mort- gage. Bounty, and public granaries.
Buckley.	Dr. Maltby.	—	Some.	From 60s. to 42s.	{ Much distressed, & unemployed. }	—	Taxes.
Great Gruns- den, near Caxton.	T. Quintin.	{ 420 Acres totally to waste; newly enclosed by Act. Two others the same in Little Grunsdon. In Hatley, 500 Acres ditto. }	A detail of many facts.	{ The inference must be wretched in the extreme. }	—	—	—

## HUNTINGDONSHIRE.

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*G. Maxwell.*—The circumstances that denote the distress of the farmers, are, the rapidity of turning their corn and cattle into money, and the want of cattle for duly stocking the land; and above all, the great number of bankruptcies among them, where it is possible to bring them within the bankrupt laws, and where it is not, the assignment of their effects for the benefit of creditors, the advertisements concerning which are numberless in the country newspapers.

So far from suffering by a diminished circulation of paper, I am strongly of opinion, that a very extended use of paper currency is at the bottom of all the distress at present experienced. The Country Bankers have done all the mischief; they have encouraged the farmers to become speculators in land, and many other articles, instead of confining themselves, as formerly, to their proper occupation; and when the bills of the Country Bankers had obtained a wide circulation, then their shops were shut up and payment denied. This speculation, which had its commencement long within my memory, induced the landlords to raise their rents a great deal too high even for the dear times, and the consequences have been the general distress that is now complained of.

I do not feel competent to point out remedies, but merely to state difficulties that exist; but so far as my opinion goes, I think, under the present circumstances of the country, the rents should be generally lowered,

and the banking business ought to be restrained to one or two houses in every considerable town, and to an absolute prohibition of all sub-banks whatever, as well as to country bankers travelling about from one market-town to another for the sake of getting their bills into circulation; and I think further, that some demonstration ought to be required, that men following the banking business, are really possessed of property entitling them to the confidence of the country.

*Rev. H. M. Say.*—I shall make the following observations, as far as relates to the parishes of East Hatley and Hatley St. George.

There are in the first mentioned parish 1200 acres, chiefly arable. One farm, consisting of about 240 acres, is untenanted; but I do not hear that the other tenants mean to quit their land. I am, however, apprehensive that the above-mentioned farm will not be easily let at present, though offered at 10s. an acre. The rates are not very burthensome; as the poor are few; but from corn being so low, no farmer employs more hands than are absolutely necessary, the consequence of which is, that some men who used to work upon the farms, are thrown on their respective parishes to be supported by them.

Hatley St. George consists of about 900 acres; but there is a greater proportion of pasture than in the above parish. About 300 acres are untenanted; 300 in the hands of a tenant; and the remainder occupied by the proprietor, from the circumstance of his not being able to let the land. Some parishes in the neighbourhood are almost wholly uncultivated, and great distress prevails, from the labourers not having it in their power to procure any work.

*T. Quintin.*—Permit me to have the honour of communicating some particulars, which I sincerely hope will be found unprecedented in any of the accounts you may have received; but as they will tend to shew the effect the ruinous prices of agricultural produce have had in my own instance, they will also prove the urgent necessity of immediate and efficient relief; to save others from the direful consequences they have already entailed upon me. Being in possession of an estate in the adjoining parish of Little Grimsden, consisting of two farms, principally open-field, three rood measure, and subject to tithe, which in that state I let at 15s. per acre; and one farm enclosed, let at 18s.: this constituting about one half of the parish, and my being also Lord of the Manor, I was induced, in the year 1814, to promote an enclosure which took place in consequence; giving me the above farms in a ring fence, with good houses, stables, and every requisite building, and divided into the following proportions:

Manor Farm, 220 acres; chain measure, and tithe-free.

Peare's ditto, 200 ditto, ditto.

Lodge ditto, 150 ditto, ditto.

These farms were of course thrown out of occupation by the enclosure, and as the price of grain unfortunately began to fall before I could procure fresh tenants, they have all remained untenanted from Lady-day 1814, to the present time, excepting the Lodge Farm, which with great difficulty I was enabled to let at Michaelmas last at 7s. 6d. per acre; and I am satisfied from my own experience, that at the present prices of corn, it is more by all the money, than it is worth: in short, strong cold land will not pay for cultivating, as illustrative of which, I take the liberty of enclosing a calculation, as it was put

into my hands yesterday, by a person who has farmed in this parish for near 60 years, and upon whose accuracy I can rely, and shall merely remark upon it, that I have no doubt the produce might be materially increased by a better and more expensive mode of cultivation. But to go on with my narrative; upon the above estate I have a fine wood of 120 acres, which formerly was a never-failing resource in all times of emergency, as I could sell any quantity of oak timber at 4s. 9d. per foot, and I now cannot find a purchaser at 2s. 4d. for the fall of last spring, a great part of which is on hand; with the greatest ease I could sell a hundred pounds worth of underwood annually: this winter my woodman has effected the sale of about thirty pounds' worth with much difficulty; this I attribute solely to the want of money, which is experienced in this neighbourhood to a ruinous degree. I calculate the expences of the enclosure, including subdivision fences, and money paid to a tenant for the relinquishment of his agreement, at near 4000*l.* and after the entire loss of all rent for one year and a half, the return of the estate (exclusive of timber) will be for the current year about 86*l.* In addition to this, from the circumstance of not having a capital to enable me to keep the land in cultivation, 420 acres out of the 570 are totally abandoned, and are in such a state, that, from the language held by Ministers in the House of Commons, I anticipate no relief to the farming interest, that will give me a chance of letting them. In the parish where I reside, I have an estate of about 300 acres, principally open-field, which I was compelled to take into my own hands at Lady-day last, from the tenant being entirely ruined, and becoming a pauper upon the parish; this estate I have been hitherto enabled to keep in cultivation, but whether I shall abandon it, and the



house where I have lived many years in respectability and comfort, at Lady-day, must depend upon what is done in Parliament, and should that compell me to relinquish it, I am persuaded it can be neither sold or let. I am aware, Gentlemen, that I am trespassing largely upon your time by this prolix statement of individual suffering, but as it proceeds from those causes which it is your object to ascertain the extent of, and as the whole neighbourhood presents the same unvarying scene of distress, save only that the other proprietors have in most cases been able hitherto to keep their estates in cultivation, I trust I shall obtain your further indulgence, whilst I state briefly, that two very large farms, one I believe upwards of 400 acres, in this parish, are similarly circumstanced to my own; and in that of Little Grunsden, there is another farm of about 150 acres, belonging to Major Ware, like mine, wholly abandoned, and it is expected that the remaining two farms in the occupation of tenants, together with the whole of the tithe allotment, will be thrown up at Lady-day. The adjoining parish of Hatley St. George, nearly the whole of which belongs to my father, consists of about 1400 acres, all old enclosures, 500 of which are totally abandoned, and cannot be let upon any terms; about 300 acres are in the occupation of a tenant at a reduced rent, and the whole of the remainder are thrown upon the hands of the proprietor. As I wish to confine myself to facts which I can vouch for, I shall here conclude my statements, but I beg to refer you for any further information illustrative of the state of this neighbourhood, to the Hon. H. C. Cust, Cockayne Hatley, near Potten, the Hon. General Needham, Waresby Park, near Caxton, Sir Geo. Leeds, Bart. Croxton Park, near Caxton, the Rev. Dr. Thomson, Long Stowe Hall, near Caxton, and

to the Proprietors of Caxton itself. I have abstained from any remarks upon the state of the poor resulting from the above circumstances, as the only inference which can be drawn, is that it must be wretched in the extreme; but it is terrible to contemplate what may speedily be the effect, indeed what has been the effect in many parts of the kingdom, of their present situation, and particularly in this neighbourhood.

State of Agriculture in Great Grunsden, Huntingdonshire, and several villages round about, containing twenty thousand acres of wet, cold, and shallow poor land; half that quantity untenanted. The produce of that land, as near as may be, wheat, on an average on an acre, about 14 bushels, at 7s. per bushel £4 18 0  
Deduct the seed ..... 1 1 0

Net to the farmer, ..... £3 17 0

The barley, on an average, 20 bushels per }  
acre, at 3s. per bushel, ..... } 3 0 0  
Deduct for seed, 5 bushels, ..... 0 15 0

Net to the farmer, ..... £2 5 0

As to the *brach*, that is to say, oats and pease, they never hold out to sow, and to keep the horses that till the land, but are always forced to buy some.

Brought over the two sums, the wheat and }  
barley, after the deduction of the seed, } £6 2 0

To explain it further:—suppose a farm of 120 acres, more or less, and that to be 10s. per acre rent, which amounts to 60l. per year:

Suppose one acre of wheat, and one acre  
barley, make 6*l.* 2*s.* neat, the gross  
amount of the 40 acres of wheat and  
barley comes to } £122 0 0

The outgoings of the said farm :		£.	s.	d.
Labour, two men and a boy, 1 <i>l.</i> 8 <i>s.</i> per	}	72	16	0
week, per year, .....				
Poor-rates, on an average, are 7 <i>s.</i> to the	}	21	0	0
pound, per year, .....				
Blacksmith's bill, about .....		8	0	0
Wheelwright's bill, about .....		7	0	0
Carpenter's bill, .....		1	10	0
Collar-maker's bill, .....		4	0	0
Market charges, .....		2	10	0
Church-rates, and surveyors, may be more or	}	1	10	0
less, .....				
Hazards of stock, .....		5	0	0
Assessed taxes for four draught horses, .....		3	10	0

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£126 16 0

Total sum of the receipts for corn, ..... 122 0 0

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The farmer is in debt, besides the rent, or }  
any property tax, ..... } 4 16 0

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This statement is as near right as may be.

JOHN SPRING.

*J. Linton*.—An almost universal inability to pay rents,  
or other customary charges.

If the ruinously low price of corn in the kingdom  
arises from an *over-abundant* growth, exportation should  
be promoted by means of bounties. If the redundant

quantity sent to market, arises from the necessity of farmers to force an early sale of their corn, in order to provide means for their immediate unavoidable payments, Government might buy and lay up the surplus not wanted for present consumption, and re-produce it, so as to prevent future scarcity.

Many persons having purchased land to a greater extent than they had the means of paying for, without borrowing money, which they have not the ability to pay, otherwise than by a re-sale of their property, at a ruinous abatement of price, it being impossible to obtain money on mortgage; might not considerable relief be afforded to such persons, and the value of landed property be upheld, if Exchequer Bills were issued, and lent to those persons, on mortgage of their estates?

*Rev. Dr. Maltby.*—I have a farm at Hartford, in this county, of about 300 acres, which was let, five years ago, for 25s. per acre, being then much out of condition; I have expended upon the buildings, fences, drainage, &c. nearly 1500l.; and Mr. Custance, an eminent surveyor of Cambridge, who rode over it with me three or four years ago, assured me it would let for 30s. or 35s. per acre, when the lease expired. The lease expires next Michaelmas, and the tenant, to whom I made an abatement of 3s. per acre last year, has declined to take it again, when offered to him, at 15s. per acre.

An allotment of 65 acres of land, which came to me as Vicar of Bugden, was let at the enclosure, between two and three years ago, to Thomas Allnutt, Esq. at very nearly 3l. per acre. In consequence of the depression, I had it valued just before Christmas, and it was estimated at only two guineas per acre, out of three.

Mr. Cope, tenant to the Bishop of Lincoln, in this parish, at a rent of near 1000l. per annum, who is a

very steady man, and keeps accurate accounts, told me, that if he did not allow one farthing for rent, household expences, or his own labour, his farming account for the year would be *minus* 400*l.*

Mr. White, tenant to the Rev. Dr. Parr, at the rectorial farm, in the adjoining parish of Graffham, containing 336 acres, at 300*l.* per annum, was never a day behind-hand in paying his rent, till a year and a half ago. Since that time he has been more and more backward, and, I am afraid, must be sold up before next Michaelmas. I speak to this fact, having acted for my friend, Dr. Parr, in receiving his rents. The father of this White, who formerly occupied a farm in Graffham, and has since been supported by his son, has been lately obliged to receive relief as a pauper.

The distress of farmers cannot be shewn more clearly, than by their inability to pay their rent in full, or at the proper time. I have a tenant in Bedfordshire, a man of some property, who was lately two years in arrear; all my tenants in Huntingdonshire, also, upon between 6 and 700 acres, except those, who had a few acres only, have been greatly behind their time, paying by small instalments, and have stated their inability to work the farms at all, if the present prices continue.

I may add here, that I have, at two several times, once just before the depression, and now lately, sold some property, and have experienced continual disappointment in receiving payment: the professional men employed, as well as the purchasers, declaring, that they never knew any time when money was so scarce, or distress of every kind so general.

The same complaints are made by professional men, in the law as well as physic, and by every description of tradesmen, certainly, in the country; I believe, also, in

London. An eminent ironmonger in the Strand, Lloyd, told me, that he had been obliged to turn off seven men, excellent workmen, whom he had employed, the greater part of them for 20 years, because orders had of late so much failed from the country.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Sandwich.	John Boys.	None.	Many.	25 per cent.	{ Wore than ever known. }	Stationary.	{ Increase paper, & prohibit importation of land produce. Taxes. }
Kent.	A. Murray.	5 { 1 of 350 acres. do. 260 do. do. 170 do. do. 120 do. do. 150 do. One run waste. }	—	—	—	—	—
Rolvenden.	R. W. Forbes.	None.	None.	13 per cent.	{ In an excellent state in all respects. }	Stationary.	—
Tenbridge.	Dr. Cartwright.	Many.	None.	{ A farm let for 1100 <i>l.</i> now re-let for 300 <i>l.</i> }	—	Lowered.	Taxes.
Tenterden.	J. Neve.	None.	Not many; leases.	25 per cent.	{ Very distressed state, for want of employment. }	Increased 1-4th.	{ Lower rent, tithe and taxes. }
Maidstone.	{ Sir H. Hawley, Bart. }	None.	None.	—	{ Great want of employment. }	Stationary.	{ Mr. Western's propositions. }
Brome.	{ Sir H. Oxenden, Bart. }	1 of 200 acres, and 2 titheries.	{ Many. }	17 to 25 per cent.	{ Nothing can be more wretched. }	Increased.	{ Duties on imports. }
Sandridge.	{ Sir C. Farnaby, Bart. }	None.	{ None. Long leases. }	—	{ Their distress is great }	{ Considerably decreased. }	{ Raise prices; regulate poor-rates; lower taxes. }
Shuart, Isle of Thanet.	{ T. O. Curling. }	Three.	{ Leases; but some. }	33 per cent.	{ Great want of employment. }	Increased.	Duty on imports.

## KENT.

*R. Walter Forbes.*—About twelve months ago, a farmer occupying a farm of between 500 and 600 acres in this parish, Rolvenden, under an unexpired term of about nine years (from circumstances having no connection with his tenancy of that farm), became a bankrupt. The beneficial interest in the lease was sold at public auction in December last; there were several bidders (men of undoubted judgment), and unprepared for it, brought the new tenant's actual rent within one eighth of what I conceive to be the average rate of letting the like description of land taken by tenants four or five years ago; and, in my opinion, if our farms *then let*, were now *to be re-let*, they might be so on a reduction of one-eighth of the existing rents; of course, some a little more and some a little less.

The present times of calamity do not affect us equally with other places, and this from various causes.

1st, (And I think principally), from the circumstance of our most considerable land-owners being gentlemen who have inherited, and continually reside on the estates of their ancestors: they and their tenantry have grown up together, and the landlord's rentals been formed on a moderate estimate of what *both parties* deemed to be the fair value of the land, instead of being fixed by land-agents, sometimes deficient in all know-



ledge; still more frequently in local information; and almost always without feeling for the tenants, or having any other object than creating an enormous rent-roll, however ruinous to the tenant, or in the long run prejudicial to the real interest of the landlord.

2ndly, We have many substantial yeomen farming their own lands, capable of bearing a very considerable degree of pressure.

3rdly, We almost universally are more or less hop-planters, for which culture the three last years have been extremely favourable, in point of prices; and they have served us in two ways—in not only having put a good deal of money into the pockets of our farmers, but afforded the poor (men, women, and children) much beneficial employ. Many of us graze as well as farm, and if sheep have sold badly, wool has sold well; our woodlands also have turned to good account.

4thly, Modusses exempt us from much of the vexation of tithes; and, to the extent in which tithe is payable, the composition has in general been on terms not to be complained of.

All these are co-operating circumstances in our favour; but I repeat it, *to the first we are principally indebted*, as, according to the best information I am able to procure, parishes within a few miles distance, and on a par with us in all other respects, are in a situation very different from what we experience. We are pressed, but keep our feet, while they are daily falling; and this opinion I give without any interest or bias: I rent no land; nor with reference to what land I possess, (whether occupied by me, or let off), have not the least pretence to rank myself with the considerable land-owners to whom I allude.

Our farmers, instead of having money to expend in improvements, or lay by, are short of cash; still, however, they are able to pay the landlord, and live; but if times don't mend, and our *hop-planting should go wrong*, our future prospects are far from pleasant. I don't despair, but cannot, with any satisfaction that I am right, say what may be the ultimate result. One consequence growing out of the system of our land-owners has been, that no person could get a farm *except of known good character, and of sufficient ability to do it justice*—points at all times extremely material, but in the present crisis, of the last importance. Our tenantry are plain, intelligent, and industrious men; *the good times have not turned their heads*; their farms (as might be expected) are in good heart; and, in my opinion, the tenants, *now times are bad, will meet every difficulty with firmness and judgment.*

I consider the large issues of paper heretofore made by the country banks, as an evil of the first magnitude: on the change of times, several of these establishments have failed, (some without being able to pay a penny in the pound); those who have stood their ground, have been naturally extremely cautious; and no doubt, men wanting relief, and deserving to have it, have in some instances (not many I believe) been inconvenienced; but any thing, I apprehend, is to be preferred to enormous issues of ill-secured paper. "It may be sweet in the mouth, but it is bitter to the belly."

Where a man and his wife have more than three children, we allow one gallon of flour per week for each additional child; by this means the labourer knows exactly what he has to depend upon; he is spared the trouble of wasting his time in attendance on the overseers, and of coining lies, when he finds them.

I consider our poor as well off; they are well housed, well fed, well clothed, and in general well satisfied, orderly, and honest.

I conceive the roots of the evil to lie in an excessive taxation. It is not for me to presume to hazard an opinion, whether the interests of posterity require the preservation of a sinking fund of twelve millions per annum; or the protection of the present generation, a standing army of 150,000 men; but taking the fact to be so, I will venture to predict, the landed property of this kingdom *is on the eve of changing hands to an extent beyond all former example*. Commuting tithes, saving banks, and all such projects (well enough in their way in due season), are, in the present state of things, not only useless, but (inasmuch as a false reliance would probably be placed on their supposed importance) very likely to be mischievous.

I would not be misunderstood, as supposing Government to do every thing; it is an indispensable addition, that gentlemen should take *a judicious and liberal view of the actual circumstances in which each of their tenants* is placed; doubtless cases may be found, in which the united efforts of landlord and tenant may not be able to relieve, but a mutual good understanding, growing out of confidence in the landlord's liberality, and the tenant's skill, industry, and frugality, (and no man deficient in any of these qualities ought to be suffered to remain as a tenant), will accomplish great things.

*J. Boys.*—I have given notice to quit several farms at Lady-day and Michaelmas next, although I have two Sons out of business (and in want of it), for whom these farms were intended, if I could have made them answer a good purpose.

From the scarcity of money, and bad markets, I had not received from the sale of the last crop, up to the first of this month, (February,) sufficient to pay parish taxes, or labourers' weekly wages, by which, together with the non-payment of several sums that had been due to me, I had it not in my power to pay in proper time the last half year's property-tax; so that I was obliged to transfer a bond of three hundred pounds I had of the Commissioners of Margate Pier, bearing interest of five per cent. per annum, free from property-tax, at seventeen per cent. discount, making a loss of above fifty pounds.

Money is not to be procured on the best of mortgages, hence, although I could have a great abatement of rent, I am obliged to part with some of my business to carry on the remainder; and, as I have been an occupier of farms now above forty-five years, and my present concerns lying in thirteen parishes here, and in Romney Marsh and its vicinity, I conceive this intelligence must be a tolerable specimen of the state of the Agricultural interest of the county at large.

As the country seems to suffer for the want of circulating medium, and it has been known to do tolerably well without gold, for many years past, I think we may fairly conclude there is not a sufficiency of paper credit. As to guineas, I do not remember to have seen more than one for many years past.

The state of the labouring poor is the worst I ever remember. In the parish of Ash, in which I am both an owner and occupier, the parish officer lately informed me, that forty-six labourers applied at their Committee-meeting for work, or money, when they were obliged to relieve the greater part: this arises from the scarcity of money, and from the same cause many of the lowest

order of tradesmen are short of work, and some respectable men come to the parish for relief: were this not the case the poor-rates, from the fall in the price of provisions, I conceive would be considerably reduced.

The principal remedy that occurs to my mind, would be for the Legislature to endeavour to increase the circulating medium, which I conceive would give a greater facility to the sale of our produce. And also, to take particular care that our markets are not injured by the superfluity of foreign produce, of *any* article which our country *can* supply. I am apprehensive that nothing further can alleviate the present distresses, and that we must patiently wait the effect of time to bring all things to a level.

I cannot help adding, however, that all the taxes the farmers pay, are a trifle, compared to the depreciation of their annual productions.

I send some additional information in answer to the Eighth Query of the Honourable Board of Agriculture, relative to the expences of the poor, by which it will be seen that there is a diminution of about 30 per cent. on the house-keeping expences in the last year, supposing the number of paupers in the house to be the same, which is caused chiefly by the fall in the price of provisions, and which diminution will doubtless be still more this year: but I am of opinion that the expences of the out-poor are very much increased by the weekly allowances to the many husbandry labourers who have been out of work, a correct account of which I fear it will be very difficult to obtain; but if it be desired by the Board, I will endeavour to get it.

Since sending my Answers to the Queries, I have obtained information that the small occupiers all along the coast, who have been in the habit of getting their living

by supplying the markets with poultry, fruit, vegetables, butter, eggs, &c. are exceedingly distressed by the importation of all those articles from France and Flanders: these difficulties might be alleviated no doubt by an additional tax on importation. And the difficulties of the Landed Interest in general, which I find are daily increasing, might, and I think ought to be relieved by a bounty on the exportation of corn, while it remains so very low.

*An Account of House Expenses of the In-poor at the House of Industry at Eastry, in the County of Kent, from Easter 1811, to Easter 1815.*

Names of Parishes.	To Easter				1815.			
	1811.		1812.		1813.		1814.	
	£	s. d.	£	s. d.	£	s. d.	£	s. d.
Betsinger,	1	6 2½	1	5 9½	0	19 11½	1	13 0
Coldred,	56	2 1½	57	5 9	84	10 4½	77	9 4½
Chillendon,	67	2 5	48	7 5½	35	18 0	44	1 7½
Denton,	14	18 6½	17	9 6½	96	1 7½	58	11 7½
Eastry,	279	6 2	222	19 3	234	0 7½	218	3 7½
Ham,	2	19 4½	2	18 4½	2	5 1½	3	14 5½
Knowlton,	26	5 7½	28	19 8	41	12 7	27	16 5½
Lyddon,	32	12 7½	33	10 10½	32	5 4	56	8 11
Northorn	161	9 9½	189	16 10½	170	2 0	162	12 9½
Siberswold,	112	8 5½	129	1 9½	137	17 2	134	8 5½
Sivingfield,	69	19 11½	83	7 2	74	16 9½	66	15 2
Tilmaustone,	12	13 9½	39	14 3½	54	13 0	68	0 0½
Waldershare,	5	48 8½	5	16 10½	4	10 5	7	8 11½
Wootton,	20	0 11½	25	12 3½	29	16 3½	33	0 10½
Woodnesborough,	192	9 9	208	17 4	199	17 11	233	7 6½
Total for 15 Parishes,	£1035	14 5½	£1095	3 4½	£1131	7 2½	£1233	7 9½
							£864	8 6

*Rev. Dr. E. Cartwright.*—About seven or eight years ago, a gentleman of Tunbridge came into a paternal property of between 2000 and 3000 acres. From the average size of farms in this neighbourhood, I should presume there might be from twenty to thirty farms: these he took into his own hands. In consequence of a derangement in his affairs, which has terminated in bankruptcy, these farms are all to be re-let. I do not hear that any of them are tenanted, or that any applications have been made for them. In the adjoining parish of Chipborne, a farm of between 200 and 300 acres was given up at Michaelmas last, and, as I hear, not yet let. In the parish of Shoreham in this county (Kent), I was yesterday told that 900 acres have been lying waste these two years.

I was last year Surveyor of the highways, and had uncommon difficulty in collecting the composition and rate, and that from farmers hitherto considered as opulent. The case was the same in all the adjoining parishes.

*Sir Henry Hawley, Bart.*—In my immediate parish, and in my neighbourhood, no farms are unoccupied, nor have any tenants, to my knowledge, given notice to their landlords of quitting their farms; and they have in general as yet been not much behind-hand in paying up their rents. These circumstances are chiefly owing to the tenants I allude to, being men of some substance: but the half-year's rent which will be due this Lady-day, and usually paid in May or June, cannot, I apprehend, be paid till about Michaelmas next; and if the price of corn should continue depreciated as it now is, for six months longer, I think there is no doubt, notwithstanding the repeal of the property-tax, and war malt-tax, that the present rents, even where they are not raised



very high, must be abated at least a fourth, and perhaps a third, or else the Answer to the Queries No. 1 and 2, must another year be answered in the affirmative, and I fear to a great extent.

The distress of the occupiers of land within my own knowledge, is owing to the inability they foresee in not being able (as things now are) any longer to pay their rents, poor's-rate, and tithes, in the manner they ought to pay them. Another source of distress is, their having been obliged to part with perhaps a third of their labourers, consequently their not being able to cultivate their land in so husbandman-like a manner, as both for neatness and profit they should wish to be able to do.

The country certainly suffers much at present from a diminished circulation of paper, though I verily believe that had that circulation of paper never existed, that the present distress in agriculture would never have arisen to the extent it now is. But the farmer was able, till lately, by the circulation of paper, to borrow 100*l.* or 200*l.*, &c. for two or three months, which enabled him to keep his corn, &c. for a better market, and was able, from the money borrowed, to pay his rent, taxes, &c.

The poor's-rate in this parish in the year 1811 was 8*s.* in the pound, and 472*l.* was expended that year on the poor.

For the year 1812 it was 10*s.* in the pound, and 586*l.* was expended on the poor.

This year, for 1815, the poor's-rate was 6*s.* in the pound, and 415*l.* was expended on the poor.

It must be observed, that in the years 1811 and 1812 the rental of this parish was much less than it is now. An *ad valorem* has been since had, and ex-rate now upon three-fourths of the full value of our rents, and on this rate 6*s.* in the pound produces about as much as

8s. in the pound did on the rental existing in 1811 and 1812.

It must be observed further, that though we have only spent this year 415*l.* a sum less than in the years 1811 and 1812, yet, in fact, we have had a *much* greater number of poor whom we have relieved than we had in the two former years: but flour having been so *much cheaper* this year, and the price of that article being the great criterion in regulating the sum we give, is the reason why we have not expended so much money this year.

We have been fortunate enough not to have been under the necessity of spending any money in any of these years in litigation of any kind.

*John Neve, jun.*—The general inability to pay rent, government and parochial taxes, tradesmen's bills, &c. another year will shew the ill effects of the low price of corn more than the present; as there are many farmers entirely upheld by their former unimpeached credit, and are now unable to pay the different demands made upon them: the first creditor that enforces payment involves him in total ruin.

The labouring poor are in a very depressed state, owing to the want of employment, the farmers not being able to have any more work done than what is absolutely necessary.

Beef and mutton 7½*d.* per lb.; pork 6*d.*; butter 12*d.* Not any cheese made in this neighbourhood.

*Sir Henry Oxenden, Bart.*—In my own immediate neighbourhood I know of only one farm, consisting of 200 acres, nearly all arable, unoccupied, or in the hands of the landlord; and two titheries, the one extending over about 1200 acres of arable, the other over 4600

acres of arable, and 1400 of ordinary pasture. All these are on my side, or the South West of Barham Downs, and in a poorish country. There may be a few other farms and titheries untenanted, not many miles from me, but they do not come within my knowledge.

I believe that many occupiers in this neighbourhood have given notice to quit their farms at Michaelmas next, which is the accustomed time of hiring and quitting; and a great many more will probably by Lady-day have given notice to quit at Michaelmas next, as, on account of the recent failures, it is supposed that many crops are now cultivating for the benefit of creditors; and I should suppose, that on a large estate adjoining to mine, on this side of Barham Downs, a great proportion, say one-third, of those tenants who are not bound by leases, would quit their farms, were they not to be relieved in a degree by a considerable abatement in their rents; and likewise induced to remain, from the certain loss which they must experience if they were to quit. On the estate to which I allude, I believe that not one-third of the rents were received at either of the last rent days.

I learn from a very intelligent surveyor, that "in many cases notices were given at Lady-day, 1815, to quit at the ensuing Michaelmas, with a view to obtain an abatement of rent, in which they generally succeeded, to the amount of one-sixth: and now an abatement of one-fourth, even on the *best* lands, is hardly thought sufficient." I am convinced that no abatement in the rent, nor even a *remission of the whole*, would indemnify a tenant on a farm of indifferent land; as on such a farm in this part of the country (toward Elham, &c.) he should make from five to six rents, including ten per cent. on the capital employed; whereas, at the present prices, his produce will not generally exceed more than three and a half.

With respect to the distresses of farmers, I can only speak generally. They have been living, and paying their rents *out of their capitals*; and many, who came upon their farms with little or no more than was supposed to be just sufficient to take them, are reduced to the greatest shifts.

The proprietors of the *long wool* (Romney Marsh) flocks, which is the prevailing sort on all our *good pastures*, and mostly preferred among the upland, *arable* farmers, for their folds, have fared tolerably well; but the breeders of South-down sheep have suffered considerably, from the depreciation of short wool, when opposed to the rise in the long wool; and such sheep are consequently out of repute: for instance, I have usually had 8 or 900 lambs (South-downs) annually, of which I have regularly sold, for some years past, 300 of the best wethers to a neighbouring grazier, at 23*s.* on the average (and the remainder in proportion); last summer he could not afford to offer me more than 17*s.* per head, and that for only 200 of the best. A neighbouring gentleman, who has a good flock of *large Down* sheep, and whose old ewes were generally worth about 32*s.* could only get 22*s.* last autumn for 100 of *the best*, such as would weigh 19lbs. per quarter, when fatted.

Nothing can be more wretched than the state of the labouring poor, (though probably not so great sufferers as in many other parts of England). One third, I should think, were out of employ, and a portion of the remainder working at a price which is insufficient to maintain their families.

I should have stated, that I have had notices from two tenants on poor land farms to quit at Michaelmas next, and that one farm is re-let on a corn-rent of about five-ninths the old rent, according to present markets.

*Sir Charles Farnaby, Bart.*—In answer to the three first Questions of the Board, which Sir Charles classes together, he can only make this observation, that the farms in his immediate neighbourhood being generally on long leases, have not been raised to the war-rents, and consequently, although the farmers are at present great losers, so much so indeed, as in most cases to be obliged to live on their capital, yet their distress has not obliged any of them at present to give up their farms, although there has as yet been no great reduction in rent. Those rents are certainly, in some cases, very slowly paid, and many of the Clergy have found it necessary to lower their tithes.

The chief circumstances that denote the distress alluded to in the Fourth Query, are the want of spirit evinced by the farmers in cultivating their lands, particularly regarding their falling off in the quantity of wheat sown, and the very great diminution in the demand for labour.

There can be no doubt but that the distress of the labouring poor is great, arising from the diminution in the demand for labour, alluded to in the Answer to the Fourth Question, and has chiefly fallen on the young and unmarried, as each parish will naturally employ those of their own poor, who are the most burthened with families, and many persons of the former description, able and willing to work, have been forced to apply for parochial relief: notwithstanding which, it appears, by taking three parishes as specimens, that the poor-rates have considerably fallen since the years 1811 and 1812, in comparison with the latter year, as much as one *half*, in the largest and poorest parish, and as much as one-third in the other two.

This decrease in the rates does not, in the writer's opinion, founded on his own observation, originate so

much in the decrease of applications for relief, as it does from a much greater degree of alteration and economy observed in the granting it.

*Thomas O. Curling.*—The farmers here being in an extensive line, have been enabled to keep from actual bankruptcy longer than men in small occupations could have done; by selling some stock on immediate pressure, there are many of them now in great distress, who, at one time might have made from 5000*l.* to 10,000*l.* by the sale of their stock and crop; their friends obliged to call money from them by their own necessities, which the farmer finds impossible to replace in his business; consequently, his lands must go this summer half stocked, if grazing; all improvements stopped on arable, and every acre cropped, to produce something towards preventing total ruin.—The stack-yards empty, so that a rise in price before harvest, will be of no use to the man wanting support; his next crop must be thrashed with the greatest expedition, unless more decided steps are taken to relieve him by the rise in price of corn, than any hitherto adopted; another such a year must bring many men, late of the property above-described, to complete ruin.

The expenditure of the poor-rates is higher than in 1811, 1812, or any year during the distress of the poor, from the high price of provisions, arising from the great number of labourers out of employment, who receive daily pay from their parish, and are sent to spend the day in what is called mending the roads, really earning no more pence than they are paid shillings, and contracting every bad habit attendant on idleness, and associating with the worst of labourers, and broken-down smugglers, who, of course are the first sent from the farm to the parish for relief. I can see no prospect, but an increase, for some years, of this destructive system,

and I beg to state my reasons. The young are not deterred from marrying by the present want of employment (although I have seen men employed in hay season, on the roads, by the parish) knowing they must always receive sufficient for existence from the poor-rates. The farmer of Thanet must, from economy, come to use two-horse ploughs, instead of the old Kent ploughs, requiring four horses, and a man and lad to each; the two-horse ploughs requiring only one man, must very shortly send all these young men to daily labour; while they are single, they can work cheaper than a married man; and many farmers will, in consequence, employ them, and the others must go to the parish.

Some benevolent characters, thinking these pressing times will not last, do now employ the labourers paid off by the farmers, who have laid aside all ideas of improving their land; but as it will be some time before speculative farming will again be in fashion, these men must tire at employing more than is necessary on their farms, and will send supernumeraries to the parish, as others have done before them.

To afford adequate relief, some strong measures must be resorted to, calculated to restore in the public that confidence in the agricultural interest which now appears lost, and to renew that credit, which heretofore enabled it to perform so much. It appears to me, that, among these measures, must be a direct prohibition of all importation of corn for two years: a high duty on imported wool, flax, hides, tallow, and on some seeds, particularly of clover; the money sent abroad for the payment of which, must be considered as gone to improve the agriculture of your enemies, and consequent exaltation of their national strength, instead of keeping in good cultivation, at a small expence, and ready to grow corn when wanted, a proportion of that land,

which the country may some day deplore having rendered its cultivation impossible, by allowing its occupier to be ruined, by a foreign supply of an article, the overflow of which can do no good, or the dearth any mischief immediately to the public.

An alteration in the poor-laws appears decidedly necessary; trade and property must be brought to pay in proportion with the land; in some parishes, the poor-rate amounts to nearly a rent of the land. St. Bartholomew's farm, in the vicinity of Sandwich, was charged, last year, with 1*l.* 2*s.* per acre. The unfortunate occupier could never calculate on such a sum, as he had not been the means of settling any poor; which, on the contrary, was done by the rich commercial men, who settled numbers of sailors and ship-builders, and now pay, comparatively, nothing towards their support. If the poor were supported by the nation at large, manufactories of clothes, shoes, hats, and agricultural implements, might be established, under competent authority; and, if they lost by every article sold, it would not amount to the sum now squandered away to the encouragement of idleness, and in litigious disputes concerning settlements: the sum paid in one year for disputes on settlements, would build nearly all the establishments.

A late decision in favour of the keep of a cow, gaining a settlement, has deprived many labourers of that comfort; has afforded a good harvest for the lawyers, and left the parishes with about the same number of poor they began with, only having changed some faces.



## LANCASHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Cloughton, near Garstang. } }	W. Brockholes.	Not many.	Some.	30 to 33 per cent.	{ Great want of employment.	Decreased.	{ Taxes, and reduce interest.
Yealand, near Lancaster. } }	J. Jenkinson.	1 of 100 Acres.	Some.	33 per cent.	{ Good, and do not want employment.	Stationary.	{ Lower Interest. Malt, and other Taxes.
Lancaster. - -	W. Whiteside.	None.	Many.	30 to 30 per cent.	{ Travelling in vain in search of work.	Increased 1-3d or 1-4th.	{ More Paper. Lower Taxes & Tythe. Bounty on Export.
Liverpool. - -	S. Haldiday.	None.	Two.	20 to 25 per cent.	Stationary.	Stationary.	—
Ashworth, near Bury. } }	H. Mayer.	None.	None.	None.	{ Considerably better than in 1812.	Not much lower.	Taxes and Rent.

## LANCASHIRE.

*W. Brockholes.*—Not many farms in this neighbourhood are actually untenanted, but many would have been, if the consternation of the farmers had begun a few months sooner; or, if the landlords had not been indulgent, some, by postponing the payment, and others by lowering the rents. Near one-half of my last rent-day, at Martinmas, is in arrear. The arrears of that rent-day are about 1800*l.* But there are great apprehensions that many farms, which are at moderate rents, will be thrown up before next Candlemas; and those which are then loose, must be let at an abatement of one-fifth; but land will scarcely let at all.

I could mention one township, where two-thirds of the farmers had been sold up, since Martinmas, and four in this township. Above three-fourths of the township of Claughton belongs to me; and, unless I had advanced the landlord's income tax for my tenants in January, it would not have been paid by the tenants at all: some of them found difficulty to meet their own tenants' tax.

Country bank notes do not circulate here; and those of Westmoreland and Cumberland, that are circulated in the neighbourhood of Lancaster, are at a discount from threepence to sixpence in the pound. I have never known so great a scarcity of money as there has been for the last six months, both among farmers and tradesmen.

I could mention instances, where a farm of 400*l.* per annum, pays from 100*l.* to 140*l.* per annum, in taxes of

all sorts. The taxes for my farm, of 178*l.* per annum, I occupy, are this year, including income tax, as landlord and occupier, 89*l.* 2*s.* 9*d.* exclusive of any house or window tax.

The abating of legal interest of money would probably have a beneficial effect.

*W. Whiteside.*—The distress of farmers is denoted in every possible way, many not being able to pay their various necessary expences, which compels them to make an assignment, or be bankrupt. Their distress is also denoted by their inability to procure even the necessaries of life; to purchase lime or manure, or bestow labour upon their farms, which is necessary for their future productiveness; the consequence of which will be a slovenly cultivation, and scanty crops.

Those who possess flocks of long or coarse woolled sheep, have not suffered equally with others, as wool of this description has sold high.

The country suffers distressingly, from a diminished circulation of paper or money; it was never known so scarce: and, perhaps, this is both the cause and consequence of the present low price of produce.

The state of the labouring poor is such, that great numbers are travelling the country in search of work; but in vain—the farmers not being able to pay them, though they have work which ought to be done: this brings many to the parish, who would once have blushed to think of it.

In attempting to form any plan for the relief of the farmer, under his unexampled difficulties, the following particulars occur to me, viz.

1st, An increased circulation of paper or money.

2nd, An increase of the protecting price, before importation can take place, and a bounty on the exportation

of grain, when very low, that the farmer may enjoy the same privileges as are generally allowed to merchants, manufacturers, and other classes of society, by duties and drawbacks.

3rd, A reduction or abolition of the tenant's property-tax, the house and window-tax also, as they affect the tenants.

4th, An alteration in the laws respecting tithes, poor and church-rates, &c. that these heavy burthens may not press heavier upon Agriculture than trade.

I am clearly of opinion that some powerful remedies must be speedily adopted, or the present race of farmers will be ruined. A reduction of rent, (as far as my limited means will allow me to judge) is very inadequate to remedy the evil, as very few farmers could live, if they were exonerated from the whole rent.

*John Jenkinson.*—I think this neighbourhood has not suffered from a diminished circulation of paper. The circulation of country bank paper here was too great some time back; it has in part diminished of late, but not injuriously so. I think the regulation of Country Banks admits of considerable improvement, and, if well established, would be of essential benefit to the country.

If the tax on malt could be removed, it would, I am convinced, materially assist in raising the price of barley; the present high duty renders malt not within the reach of the labouring, or lower classes of the community; and even farmers cannot afford to drink beer made from malt; it also occasions the use of substitutes in the brewing of ale, to the great loss of the revenue. It is not necessary to remove the tax altogether, for if it was reduced one half, it would greatly promote the sale of barley, and by that means advance its price, and encourage its growth. It may be alledged, that the revenue of

the country would suffer by it; I say not: because the great increase in the consumption of malt, which I venture to say will be nearly double, if not quite, would make up the supposed deficiency. The beneficial effects of this measure would be speedily felt—barley would be all used for malting, and not given to horses, cattle, pigs, &c., and people would find a substitute for those purposes in oats and other grain, and their sale and growth would be promoted also.

I should likewise recommend the immediate lowering the rate of interest of money 1l. per cent. or more—this would assist the Agricultural interest greatly. It would be found upon examination, that the chief part of money lent out to interest (and a great deal is so lent), is lent upon land; either on actual mortgage or on the *credit* of land. The land-owner is now suffering from the depression of his rents, or if he occupies his own land, from the fall of its produce, yet he must pay his full interest of 5l. per cent. to his creditor, whilst the lender can live at nearly half his former expence.—From a parity of reasoning, the public stock-holder should be compelled to abate, and then less taxes would be required for his dividends. The tax on farmers' horses, and leather, are severely felt by farmers, and should be abolished; and there are other taxes which are oppressive to the farmer in the present state of the country.

*Henry Mayer.*—No circumstances of great distress have come to my knowledge in this vicinity.

## LEICESTERSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Melton Mowbray.	} W. Mounsey.	None.	None.	None.	{ Worse off than when corn was higher.	Nearly doubled.	—
Normanton.		Some.	Very many.	12 per cent.	{ Worse, for want of employment, than in the dearest times.	Increased.	{ Taxes. Regulate poor-rates, & circulate paper.
Braunston.	C. Winstanley.	None.	{ A considerable number.	Not very considerable.	{ Want employment.	{ But little reduced.	—

## LEICESTERSHIRE.

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*W. Mounsey.*—The farmers may be divided into two classes; those that took advantage of good times, 'saved money and bought land; and those that lived up to the height of their income; these last are from the pressure of the present times unable to maintain the same number of labourers, and here the labourer suffers also.

*John Buckley.*—The condition of the farmer in this district is truly deplorable: rents, I have reason to think, are much in arrears. Taxes are with difficulty collected; and that called the property-tax, from the excessive rate at which it is assessed upon the land, is felt most heavily. Parochial payments are not sensibly diminished; and this district being a manufacturing one, and trade at a low ebb, vast numbers of paupers are thrown upon the farmers for employment, or support, men often advanced in life, totally unaccustomed to husbandry-work, and ill-suited them as labourers, (if they were able to employ them), but whom they are nevertheless forced to maintain. Agricultural improvements almost wholly suspended. One class of farmers I must particularly advert to, who are suffering grievously: I mean those who (the improvident speculator out of the question), on the extensive transfer of landed property that has taken place within the last few years, have been compelled, from their fixed habits of life, and rather

than be driven from a home, and from the *late abundance of the circulating medium*, been induced to purchase their farms. That, however, being now so much diminished, and credit refused even to the best landed securities, has reduced them to the greatest distress; in fact, every thing one sees connected with Agriculture, leads to a conviction, that without, some timely relief, they must in common with all other occupiers of land, (not possessed of surplus capital) be reduced to absolute ruin.

The condition of the labouring poor, from the poverty of the farmers, and consequent want of employment for them; is *unquestionably worse* than when corn was at double the price it now is; they are more or less dependent on their parishes for support, and the poor-rates are, I think, generally *as high*, and in many parishes *higher*, than in the years 1811 and 1812.

The farmer ought to be relieved from the maintenance of the *manufacturing poor*; numerous instances might be quoted, of men having acquired large fortunes in trade, or manufactures, who have worn out their dependents in their services, but who perhaps never contributed one farthing to the support of such paupers as had ceased to be of any use to them: these are often sent back to the parishes in which they *may have casually gained a settlement*, to be maintained at the expence of the owners or occupiers of the soil: surely this ought to be redressed.

And lastly, as the Agriculturists have in a great measure risked their all, either in the purchase or improvement of their farms, on the faith of a continuance of that system of public credit, heightened as it was by Government making bank-paper the *principal legal currency* of the country, they have certainly a right to expect the restoration of that, or substitution of some



other circulating medium, proportioned to the times and wants of all classes of society: if such relief was to be seasonably afforded, and they were eased of some other intolerable burthens above named, I think the farmers would gradually recover their due station in the community; without, however, looking forward to a return of those *exorbitant prices* for corn, &c. which were witnessed some years ago.

## LINCOLNSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Sutton.	Dr. Hutton.	None.	Only two or three.	{ 20 per cent. on arable, and 14 per cent. on grass. Some.	{ Paupers beginning to increase.	{ Not much increased.	Taxes.
Barton.	M. Graburn.	—	Some.	20 per cent.	—	—	Taxes.
Grantham.	W. Walker.	{ No great number.	Some few.	20 per cent.	{ Great want of employment.	Risen one-third.	Rent and taxes.
Sudbroke.	Th. Pilley.	Many.	—	20 per cent.	{ Starving, for want of employment.	Risen.	Public granaries.
Asgarby.	J. Parkinson.	Many.	Several.	15 to 40 per cent.	—	{ Risen 1-3d in villages, doubled in market towns.	{ Regulate poor-rates & cottages.
Limber.	W. Richardson.	{ Thirteen : 1 of 400 acres. 4 of 1500 do. 6 of 1000 do. 1 of 900 do. 2 of 100 do. 1 of 250 do.	{ Ten : 2 of 450 acres. 2 of 600 do. 1 of 900 do. 1 of 350 do. 1 of 300 do. 2 of 100 do. 1 of 600 do.	Several.	Materially worse.	{ Considerably increased.	Bounty, paper, and taxes.
Bicker.	— Trimmell.	None.	None.	Some.	{ Much worse than formerly.	Stationary.	{ Lower rent and taxes.

## LINCOLNSHIRE—Continued.

Parish	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Near Boston.	Wm. Amos.	{ 8, from 100 to 300 acres.	A great number.	20 to 40 per cent.	{ In winter very distressed.	Increased 1-3d.	{ Reduce rent, tithes, taxes, and interest of money.
Frampton. -	C. M. Tunnard.	Several.	Several.	25 to 40 per cent.	{ Wretched enough.	—	{ Reduce taxes; prohibit import.
Withern, in Alford.	M. Lisser.	{ A whole estate, except 1 farm.	Innumerable.	Near 60 per cent.	{ Suffer much from want of employment.	—	{ Prohibit import. Lend Exchequer Bills. Taxes.
Beckingham.	D. Hebb.	{ 5—Two of them 200 acres each.	{ A great many indeed.	25 to 35 per cent.	{ Suffer less than Farmers.	Risen one-fourth.	{ Reduce Rent and Taxes.
Haugham. -	J. A. Pearson.	{ 12—from 200 to 400 acres each.	Fifteen.	15 to 55 per cent.	{ Great distress from want of employment.	Risen considerably; 20 per cent.	{ Government to expend 6 millions in buying Wheat.
Market Raisin.	G. Tennyson.	Many.	A great number.	25 per cent.	Extremely bad.	Much increased.	{ Prohibit imports. Regulate Poor-rates.
Normanby. -	{ Sir R. Shelfield, Bart.	{ None.	None.	None on my estate.	—	—	

## LINCOLNSHIRE—Continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Harlaxton.	- D. Gregory.	—	One of his own.	None.	All employed.	{ Stationary, at 2l. 5d. in the pound.	—
Lincoln.	- Rev. J. Gwillam.	None.	Many.	10 to 15 per cent.	{ Great want of employment.	{ Greatly on the increase.	—
Wahot, in Brigg.	Th. Goulton.	None.	None.	20 per cent.	{ Inferior to dearer times.	{ 30 per cent. higher than in 1811.	—
Colsterworth.	Rev. J. Corrie.	None.	Very few.	—	{ Five labourers out of employment.	Increased.	{ Lower Rents. Increase cottages.
Horbling.	- Rev. J. Shinglar.	None.	None.	None.	{ Some want of employment.	Increased.	Lower Rents.
Burton-upon-Stather.	} R. Barker.	None.	Two.	20 per cent.	{ Comfortable, because they have cows.	Stationary.	—
Glentworth.	- Rev. H. Bassett.	None.	None.	10 per cent.	{ Comfortable, because they have cows.	Decreased.	Lower Rents.

## LINCOLNSHIRE.

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*J. A. Pearson.*—A great number of assignments, many distresses for rent, a great reduction of the quantity of stock, reduced by having been sold off to enable them to meet their payments; in several instances, farms which had usually kept during the summer from 300 to 500 sheep, have had the quantity reduced to one-third or one-fourth of that number; and I believe I may add, that a great many farmers have found it extremely difficult, and some are absolutely unable to raise money sufficient for the last payment of property-tax.

I believe it is ascertained, that from the recent failures of some of the banks, and the curtailed circulation of others, the quantity of paper cannot have been diminished less than two millions and a half, or perhaps three millions, in this county; and as the remaining banks find it necessary to be more cautious in affording the accommodations which had, in better times, been usual, the most serious inconvenience has arisen to the public, for want of a sufficient quantity of paper.

*George Tennyson.*—A general and rapid loss of property, and the consequent ruin of many.

The crops have been good, owing to the former price of grain having spirited the farmers to judicious management, but they are now swallowed up (the price of corn being so very low) by taxes, increased poor-rates and labour; the farms are thus become of no value, where sheep cannot be kept.

I would submit to the consideration of the Board,

whether Government should not be urged to take twelve millions from the Bank instead of six millions, and appropriate half of it to the purchase of wheat, to be bonded, and sold out when it would make 4*l.* per quarter. It would not, I apprehend, make any difference to the Bank, whether they lend us six millions at four per cent. or twelve millions at two per cent. as the sum borrowed must continue in circulation so long as their paper is a legal tender; even if Government agreed to pay them four per cent. for the whole twelve millions, it would be justifiable in relief of the present distresses. Many are anxious for a bounty on the exportation of wheat, but though we were wrong in the first instance in suffering so large a quantity of foreign corn to come into this country, we should, I think, commit as great a mistake by sending good wheat out again. We should now keep it, to prevent its becoming hereafter extravagantly dear.

*Daniel Hebb.*—A great many who had not a surplus capital, but only sufficient to manage their farms, have been so affected by the sudden pressure of the times, that their landlords have got only a part of their rents, and the tenants are now in gaol, and men who have been careful and industrious too.

Foreign corn should be prohibited entirely, as I am confident England could provide corn for herself, if Agriculture was properly encouraged. In 1814, when the wheat was only half a crop throughout the kingdom, the price ought to have risen to have remunerated the farmer for the badness of the crop; instead of that, importation is allowed, and the farmers are almost ruined thereby. England has enriched other countries, and almost ruined herself by so doing. The mercantile inte-

rest said, that when the Corn Bill passed it would ruin the trade of the country. For want of it passing two years sooner than it did, the country is almost ruined. The mercantile interest *now acknowledge*, that if the farmers sink, they can only just swim. But now, I hope, the mercantile interest will support the farming interest, as by so doing they only indirectly support themselves. Was not all Europe astonished how England carried on the war so long? I answer, it was by the Landed Interest having so large a capital employed in improving it, as enabled the country to carry it on, and although the pressure was great upon the trade of the country, still the trade of the country would have been sufficiently eased in time of peace, without allowing foreign corn to come in to ruin the country; for if the trade paid more for their bread, the money would be returned to them again by the landed interest, instead of paying for foreign corn, and the money going to enrich other countries at the expence of our own. If the credit of the country cannot be improved, money should be reduced to four per cent. If it can be done without, it certainly ought. The remedy that I should propose, is for the landed interest to be relieved from taxation. Foreign corn to be prohibited entirely.

*Rev. Mr. Turner.*—Many farmers have entirely sunk their capitals, others in great numbers have failed; no improvements are going on; the common business of farms neglected, &c. &c.

*William Richardson.*—I have to observe, that this place (Great Limber), as well as a great part of this neighbourhood, belongs to Lord Yarborough, who has been a kind landlord, consequently the distresses are

much less here than in any other part of this country.

I have also still further to state, that two estates have been recently sold in this part of the country, one of them for 11,000*l.* which ten years ago fetched 18,500*l.*, and the other was sold for 6,500*l.* that about four years ago the owner refused 12,042*l.* for.

The number of stock sales advertised in the newspapers, and the several assignments made, denote the general distress of the farmers.

*Dr. Geo. Hatton.*—This country has suffered most dreadfully from the stoppage of two banks at Boston, in the summer of 1814, and of a third the following winter. But as the three remaining banks maintain their credit, there appears no diminished circulation of paper.

*Thomas Pilley.*—Many farms have been given up within the last six months, and a great many more must inevitably be given up, unless some material change takes place; and however well disposed the present Ministers may be to give relief to the agricultural part of the kingdom, by reducing their taxation, it will, in my opinion, fall far short of what the country requires; for in consequence of the great failures which have taken place in the country banks and other large commercial concerns in different parts of the kingdom, have so reduced the paper circulation, and given such a shock to public credit, that the farmers have been obliged, a great many of them, to take their corn to market, let the price be what it may; and from the immense quantity of foreign corn imported and on hand in the year 1814, has so overstocked the markets, that scarcely any sale can be obtained for it in many parts of the country; this being the case with corn, stock must of course follow, and although the plough



farmers are at present by far the greatest sufferers, yet the breeding-stock farms must eventually be in the same state. If corn remain at the present depressed price, it cannot be grown, the farmer cannot afford to cultivate his land, and the improvements of the country must cease; therefore the labouring poor, which was so usefully and industriously employed before, are now starving for want of employment, and the poor-rates, in consequence, must be very considerably increased. Under these circumstances, which present themselves daily in every part of the kingdom, it is necessary that every effort should be made to alleviate the distressed state of agriculture: many gentlemen have lowered their rents, to what amount I cannot say, but suppose about one-fifth; but the lowering of rents will not afford the relief that is required, even if the landlords would reduce them one-half; the farmer ought, from the produce of his land, to be enabled to employ the labouring poor, or otherwise the country will all be very soon poor together. The taxes may be levied, but they will not long be paid—the farmers, instead of being able to employ and assist the poor, will very soon require support themselves; and it is, I am sorry to say, the case with a great many at this moment.

*W. Walker.*—Numberless assignments, and imprisonments for debt.

*John Parkinson.*—As remedies, 1st, by the parish officers and the magistrates more strictly adhering to the Act of Queen Elizabeth, (*viz.*) to not allow a labourer his full weekly maintenance in collection, but to make them earn all they are able to do, by work suitable for them, and only allow additional collection for the remainder of it; this, like

all other things, may be remedied by attention and application in the magistrates and overseers.

2d, Another cause has happened in this neighbourhood, where a cottager had a house and land let with it, to enable him to keep a cow—it has become a precedent at our quarter-sessions, by the pleading counsellors and magistrates uniting in opinion, that a cottager keeping a cow gains a settlement, by being worth 10*l.* per year; when in my stewardships, and on my own estate, we let cottages from 5*l.* to 6*l.* per year, on which they maintained a cow very well, with a few other profits by pigs, sheep, &c., when but a few years ago the letting rent for 10*l.* per year was the only criterion for gaining a settlement; but this new law has made the owners of cottages so cautious of labouring poor gaining a settlement, that an industrious labourer can scarcely get a cottage to employ his little money he has saved in service, and therefore is obliged to call upon the parish to provide for him a house, &c.

*Wm. Amos.*—The failure of our country banks has not only injured, but ruined many, and destroyed public confidence and credit in this part.

*C. M. Tinnard.*—The provincial papers are crowded with assignments—the county prison filled with insolvent debtors, and the parish workhouses afford a miserable asylum to many poor families, who lately contributed to the parochial relief of others. The land of the small freeholder is often ploughed up to his manifest disadvantage, for want of a capital to stock his farm; and in several instances the produce, and even part of the household furniture, has been disposed of to satisfy the demands of

a tax-gatherer or overseer of the poor. Mortgages foreclosed, and the sale of the estates often not producing the money advanced by the mortgagee; and many small proprietors attempting to live upon their little farms, are now paying  $17\frac{1}{2}$  per cent. upon an assessor's value of their property, while certain ruin is staring them in the face.

*D. Gregory.*—My tenant quitted his farm, 251 acres 2 roods 22 perches, at 26s. 6d. an acre, chiefly arable; yearly rent, 331l. 9s., because I would make no abatement in his rent. I had immediately numerous applications made to me for it, and it is now let for the same rent.

Tithe and corn rent and land-tax of this farm paid by the landlord.

I have several farms at Lenton and Radford, near Nottingham, and at Bulcote, Nott. No one tenant in occupation of any of them hath desired any abatement of rent, or given notice to quit.

I have several cottages with land sufficient to keep two cows annexed to them, in the lordship of Harlaxton; the cottagers who occupy them live comfortably, and are industrious useful labourers, and appear to be contented with their situations.

*Sir Robert Sheffield, Bart.*—I believe farmers are in general distressed from land having been let at its full value, according to the prices of the last 10 years; and a reluctance on the part of the landlords to reduce in proportion.

Coarse wool sold last year at 56s. per todd—the usual price heretofore, 36s.

Total prohibition to import agricultural produce—abolition of poor-rates, except to the aged, widows, and or-

phans. It is difficult to devise any scheme that does not in some measure relieve one body of people at the expence of another. But I believe keeping up the price of corn will not hurt the mass of the people (or poor), so much as is imagined. Land-owners will then spend their money at home, instead of emigrating for economy.

*Robert Barker.*—Many circumstances might be adduced to prove the suffering condition of the farmers in general, from the very low prices of almost every article of Agricultural produce, which are not included in the above queries. Tradesmen presenting their bills, instead of obtaining the money on the first application, as they in general had done, are under the necessity of applying a second, and in many cases, a third time, before they can obtain payment. Another mark of its not being so well with farmers as it was some time ago, (and which is a circumstance much to be deplored), is, that nineteen out of twenty of them have laid aside almost every species of improvement upon their farms. "We cannot," say they, "in times like these, expend a shilling beyond what is absolutely necessary in the common mode of cultivation; as we are not quite sure whether we shall be able or not to discharge our rents and taxes, and that with our utmost exertions, and adhering to the strictest methods of economy." Where rents are high, and parochial assessments heavy, the produce of land, I am persuaded, *will fall short* of answering the demands common upon it, should the times continue as at present. But that I hope will not (entirely) be the case: the present backwardness of the season, and, of course the scarcity of keeping, operate strongly upon the prices of cattle and sheep, which causes, it is fair to hope, and even conclude, will soon be removed, when the effects,

at least in some measure, will cease. And who knows what the ensuing summer may do? The price of corn is advancing, though but slowly; and should wheat get up to 65s. or thereabouts, and other grain in proportion, which would be a natural consequence, there would be no very great cause for exclaiming so much against "the badness of the times."

It can scarcely be said that there are any *real poor* in this part. The few who come nearest to this class, would, it is to be feared, be poor under the most favourable circumstances of obtaining a comfortable subsistence. What can the man who has to live by his labour expect, if he and his *wife* (for much depends on the latter) are not industrious and careful in laying out their earnings? Want and distress in a variety of forms, must inevitably be the consequences. One chief cause of the labouring poor (if they may be so termed) living so comfortably in this part, is, that very many of them are enabled to keep two cows, and some of them but one; but *one* is of great relief to a poor man and his family, milk being of itself almost both meat and drink, but with *bread*, it is, perhaps, the most wholesome diet in the world; and in whatever dwelling these have a place, real want cannot be allowed to enter. Nearly the whole of Sir Robert Sheffield's cottagers keep cows; and being in general very industrious, having also from one rood to an acre of land each to grow potatoes, &c. which enables them with the assistance of cows, to procure plenty of bacon, and that of the very best quality; for no bacon, I believe has so good a flavour as that which is fed with potatoes, clean washed, and boiled, being mixed with milk;—having, I say, these privileges, they live comfortably, and form no despicable part of society. Their cows cost them about six pounds each

cow, including the labour of getting the hay, &c. which is very reasonable, as a tolerably good cow, about four years ago, and even less than that time, would have yielded a profit of from sixteen to twenty pounds a year, reckoning every species of profit produced or derived from the same. Any gentleman of landed property would be able to let a proper proportion of his land, to keep cows upon, for as much as he would in any other way. About four aeres of ground will, in general, suffice for one cow winter and summer: the *quantity*, in some measure, depends on the *quality* of the ground. The rent of this should, *at present*, be six pounds, and no more. There is a very bad eustom, which prevails in many places, the eustom of letting *cottages with farms*. Many years experience has made it quite clear to me, that this plan is radically bad. In some cases, as where the farmer is considerate and humane, it may be well enough; but where the ease is otherwise, the situation of such cottagers is far from being comfortable. Under our most excellent constitution, the cottager has as much claim to liberty as the farmer has; and he ought not to be deprived of it. I cannot but view with compassion those unhappy men, whom necessity has compelled to become the slaves of one man, especially when it happens that he is little better than a tyrant. I know an estate where *all* the cottages are attached to the farms, and what is still worse, they are bound to work for certain low wages all the year. It is true, their cottages are not too dear, as to *rent*, but they become so, when it is considered that they are, in one sense, paying an extra rent every day, by reason of their low wages. In this case, it is clear that the farmer is receiving that which properly belongs to the landlord. I am well aware of the many (and apparently

plausible) arguments which some would set up in support of the practice which I have here condemned; but as such arguments must be founded upon false principles, they could not long stand the test of plain sound reasoning: for "truth is strong, and will" (ultimately) "prevail." I have not as yet, directly offered my opinion on "the system of letting land with cottages, to enable them to keep cows; and whether that plan succeeds in the present times of distress;" but I will endeavour to give it here, and that in as brief a manner as I am able. In whatever part of the country, therefore, where the "labouring poor" are in a more than ordinary suffering condition, if it could be so ordered that every poor family could be supplied with as much land as would be requisite to keep a cow, (or if *two*, so much the better), it would be "peculiarly favourable" to the present suffering condition of the "labouring poor;" and I am happy to find that such a laudable proposal has been had in contemplation. I therefore will do myself the pleasure of hoping, at least, that all the higher orders of society will promote the carrying of the same into effect, by every means in their power. I grant, that a very poor man could not possibly purchase even one cow, without assistance; but means might be devised, I think, to obviate that difficulty. Sir Robert Sheffield's cottagers have formed themselves into a society, and have a common fund, out of which any of them who loses a cow, receives ten pounds towards the buying of another. And this is found to be a very excellent institution.

With regard to that part of the Eighth Question, requiring "the proportion of poor-rates, compared with the years 1811 and 1812," I hope it will be deemed sufficient if I state that, *here*, there is no difference

worth the trouble of ascertaining. In many places I fear it is far otherwise.

*T. Goulton.*—The cottage system after which you enquire, is nothing more than allowing to such labourers as can procure a cow, as much land as will produce winter and summer food for it; and also as much garden ground as they can cultivate, without neglecting the farmer's business. They hold under the landlord himself, *not the tenant*. Such of them as cannot be accommodated with small fields for meadow, have portions of large ones, carry home the hay, and eat the after-grass in common. This system has been acted upon between fifty and sixty years, and has been productive of much comfort and utility in the parish.

*Rev. John Gwillim.*—The habits of this class of men (farmers) with us are staid and frugal, and thus they are at present able to bear up against the pressure of times, but they can barely; it is much worse in other parts. Lord Castlereagh is said to have nearly two parishes on his hands, near Holbeach: large districts, viz. Lord Yarborough's, Mr. Chaplin's, &c. are much under-let, and do not suffer as yet, so as to cause distress.

The distress is incalculably greater on arable than on grass farms; a large portion of land recently broken up and burnt, as our practice is, not being worth cultivation. The high price of coarse wool for the Yorkshire looms is, however, a considerable alleviation. The diminished circulation of paper, and the utter want of accommodations at our banks, is most severely felt by all, except that class which is just one remove above labourers; and they appear to do pretty well. The Lincoln House of Industry is every day pes-



tered with applications from men out of employ, whom it is out of their power to relieve; and the poor-rates are greatly on the increase, but I am unable to say in what proportion. In one of the parishes where I do duty, Cherry Willingham, the majority of the labourers keep a cow, and this enables them all to do well, and there is scarcely a pauper. I have to-day seen nine stout men in the streets, unable to find work, and one carrying a petition about on that score. One of the principal post-houses here let out but one pair of horses in three weeks.

*Rev. John Shinglar.*—Every farmer must be allowed to have been a considerable loser for the last year, and that entirely owing to the depression in the price of grain.

The poor, although their wages have been much lower the last year than in preceding ones, and even not so much employed, by reason of the farmers not making so much of their produce, have not been burthensome to the parish; and this may be accounted for, by the major part of them being cottagers, enjoying a sufficient quantity of land to keep from one to two cows each, and no more. The poor-rates, in the year 1811, was 1*s.* 10*d.* in the pound; 1812, was 2*s.* 4*d.*, and in 1816, to Lady-Day, 2*s.* 10*d.*

*Rev. Henry Bassett.*—There are no cases of real distress amongst the farmers of my parish; but, in consequence of the change of times, the farmers are unable to employ the same number of labourers, and to make the same little improvements as before, and, I believe, are generally endeavouring to reduce the number of servants in their families.

The state of the labouring poor in my parish is very comfortable, a great proportion of them keeping, some one, some two cows; and all of them, with one or two exceptions, having gardens attached to their cottages. The proportion of the poor-rates at present, compared with the years 1811 and 1812, is as follows:—In the year 1811, 2*s.* per pound; in 1812, 1*s.* 6*d.* per pound; and for the last half year 1*s.* 4*d.* per pound.

I observe, in conclusion, that wherever land is attached to cottages, so as to enable the poor to keep cows, the good effect is manifest in the superior comforts enjoyed by the poor, who are thus further enabled to keep pigs; and the poor-rates are, in consequence, much reduced where this is the case. I attribute the very comfortable state of the poor in my own parish in a very great measure to this circumstance.

*W. Richardson, (2nd Letter.)*—The farmer, by keeping his labourers' cows, has caused them to bring up their families, and live more comfortably than they otherwise could have done, consequently the increase of poor-rates has not taken place with this class of people, but with those that have not had an opportunity of keeping them. And upon inquiry into several neighbouring parishes, the above statement may be relied on.

## MIDDLESEX.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-Rates.	Remedies.
Laleham. -	T.T.Packman.	{Four, from 90 to 250 acres.}	None.	33 per cent.	{Great distress, & want of employ- ment.}	—	Taxes, and Rent.

## MIDDLESEX.

*T. T. Packman.*—I should weary you with complaints, was I to enumerate the extreme distress under my observation, the incessant murmur prevailing throughout the neighbourhood, the cause of which you can be but too well acquainted with ; I can apply my case as corroborating just occasion for such dissatisfaction, an enormous rent on a farm of 260 acres, 85 acres of which but lately enclosed, subject to blight, the whole not productive of fine quality. You can but be aware of the difficulties I must encounter, when I assure you, the expences on the farm consume the produce. I do not exaggerate, when I say consume the produce, for I can assure you I have been compelled to seek my rent elsewhere. This has continued these two years past. What must be the anxiety of such persons, under a long engagement, and great surety for the payment of rent ?

We have witnessed great difficulties arising from the necessity of receiving the value of our corn in country bank paper, by the frequent failure of such firms, and consequent loss and disappointment of the possessor of this trash.

The state of the poor is truly distressing ; numbers out of employ, in consequence of the inability of the farmer to defray the expences attending the necessary tillage of his land ; others flocking to the work-house, the common receptacle, leaving their homes, unable to com-

ply with the exaction for rent. But where does this rest? still on the shoulders of the farmer; unable to exist himself, he is called on for the support of others, with the inconsiderable assistance he meets with from his wealthy neighbour the London merchant. The poor must live, the farmer must keep them, but who must uphold the farmer? Our sasses from the above circumstances increase, when we ought to look for an abatement; we were affected to the amount of 3s. in the pound rack rent in 1811 and 1812; but this year to 5s. in the pound.

## MONMOUTHSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
A district.	J. H. Moggridge.	{ Many: 3 or 4000 acres. }	Many.	25 to 50 per cent.	{ Very alarming, from want of work, which heavy young men cannot procure. }	{ As high with wheat at 7s. as when at 20s. }	Taxes, Labour, and Rent regulated by the price of corn.
Lancayo.	Ed. Berry.	Various farms.	None.	None.	{ Great want of employment. }	{ Increasing. }	{ Reduce Rent, and practice economy. }

## MONMOUTHSHIRE.

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*J. H. Moggridge.*—Many farmers have sold all the corn they have to sell before harvest, to pay parochial and King's taxes, and have apparently nothing left to discharge either taxes or rents of the current half year. Many are dreadfully in arrears already, particularly in payments to poor and highways. One parish in my neighbourhood has not paid any thing towards the last half year's property tax, and many but a very small proportion. No lime (lately much in use) or other manure is purchased, and a great proportion of rents long due unpaid, and total, and in general too certain inability to pay them pleaded. Some farmers have been sold up under executions, but more under agreements with landlords or creditors, and left apparently destitute. Numberless proofs of distress, arising from inability to pay, are exhibited before the magistrates in various forms at their Privy Sessions. In the parish of Lantsashes, I am credibly informed, and believe, that there are not more than four farmers left to contribute to the payment of parochial taxes, &c. &c. In other parishes, I know that two and three highway rates are uncollected, and poor-rates in others, in some such like proportion.

No supply of labour adequate to the demand. Numbers of young and healthy men idle and burthensome, who possess readiness to work if they could procure it. The inability of farmers to pay labourers is certainly increasing their numbers, and families returned on parishes

from the iron-works, which are in a deplorable state, add to the evil. Another gentleman and myself have, for some time, employed an extra number on account of the distress of the poor and burthens of parishes, but we must speedily desist, as we can receive but a small proportion of our rents. I cannot, without reference to the parish books, answer this question with the precision I could wish, but generally I know, notwithstanding wheat sells for 6s. 9d. and 7s. per bushel now, the rates are as heavy as when wheat sold for 20s. per bushel.

It appears to me that no *effectual* remedy for the present distresses of the landed and agricultural interests (*consistently with a due consideration of the general good of the other classes of society*) can be provided, without reducing the taxes and other public burthens which press upon them, together with rents, prices of labour, &c. to a standard proportionate to the sale prices of farm produce. In 1791, the sale prices of corn were not lower than they are at present, but with the same prices for produce, taxes, and other public burthens, are now four and a half times the amount they were *then*. The fair theoretical conclusion, that it is impossible for agricultural prosperity to exist under such circumstances *generally*, is confirmed by experience, and by reference to *particular* cases, and to actual calculations made on a comparatively small scale. For instance, take a parish purely agricultural, and divide the gross amount of taxes, direct and indirect rates, tithes, rent and labour, paid *more* now than were paid *before* the war (in 1791), by the number of acres in the parish, and the difference per acre will be sufficient to account for the tenants generally being *unable to pay any rent*. Doubtless the landed and agricultural interests may be temporarily relieved (no regard being had to the permanent interest of the *country at large*), by any



measure or combination of measures which will give the farmer high prices for his produce, and the landlord high rents for his land, equivalent and proportioned to the present high taxes they are called upon to pay. The probable means would be, total exclusion of all foreign (even Irish) farm produce; but above all, a plentiful supply of the representative of money, administered through an unobjectionable medium in such a shape as may be available to both landlord and tenant, and of a nature not to admit of a doubt of its security in the public mind. I am fully aware of the objections to both of these plans, and perhaps a very great degree of relief might be administered by a judicious selection from *each*, and a combination of *both*.

*Note.*—The district my observations refer to, is that portion of the county of Monmouth situate between the hilly part on the north, the Channel on the south, and the rivers Wye, and running east and west.

The great and increasing want of adequate employ, the wretchedness of tenants and their families who have been ruined, and the despair visible in the countenances and manifested in the speech of numbers, who expect shortly to be themselves victims of distress, together with allusions made and justification attempted, of the resistance to the laws, reported in the local newspapers to have taken place in Cardiganshire, the multitudes dragged before the magistrates for the non-payment of rates (exceeding one hundred at one time and in one place), and the general tone and temper of the country, make me apprehensive, that when the discharge of labourers to a considerable amount from public works, now near a close, takes place, it will be very difficult to preserve the peace of the country; and this has been the opinion expressed to me by various persons who intermix with the most

oppressed classes, as well as by gentlemen who act with me in the commission of the peace.

As a magistrate, and one deeply interested in, and intimately acquainted with the present state of this part of the country, I have no hesitation in saying, that I am of opinion, the tranquillity of the country cannot be preserved three months longer, unless effectual relief be very speedily administered. In one parish in this county, there remains but three or four individuals to divide the payments of parish assessments. Permit me to suggest, that the comparison of the amount of the poor-rates now, with what it was in the years 1811 and 1812, is not calculated to afford the means of a fair judgment on that important branch of enquiry, at least not without explanatory remark. In the year 1812, wheat sold in this neighbourhood at the rate of 22*s.* per bushel; it now sells for 6*s.* and 6*s.* 3*d.*, barley at 3*s.*, and oats at 1*s.* 4*d.* and 1*s.* 6*d.*

*J. H. Moggridge, (2nd Letter) April 26th.*—I must mention a fact or two, which are not unimportant as to the present state of the country: some little time subsequent to my last, I received information which made it appear to me to be my duty, together with a brother magistrate, to enquire into the truth of some reported expressions of a very discontented and threatening nature, proceeding from certain workmen belonging to an iron work in the parish of Bassaleg, a few miles from hence. From the manager, and, I believe, proprietor of this work, we received a solemn confirmation of the report; the purport of which denoted intended violence—but it also appeared to have arisen from irritation, occasioned by considerable suffering, and still greater in apprehension, on account of scarcity of work. Precautions were taken.

to prevent, and, if needful, to report consequences ; but fortunately, unexpected orders arriving, the cause and effect were both, at least temporarily, removed. This, it may be said, has nothing to do with agriculture ; but the fact is not so—the distresses of the farmer have reached the tradesman, and operate most injuriously on him. In the neighbouring town of Newport, alone, I am credibly informed, nearly 200 persons will have their goods distrained on for payment of poor-rates, on Monday, if the same be not paid to-morrow. The farmers in this neighbourhood are now getting into the habit of leaving their homes, first of all selling up, as privately as possible, what remains of their stock, and other property. At the late fairs the price of stock has, by no means, generally improved ; and stock sold by auction does not fetch more than one-third its value two years ago. Suffering is nearly universal, and anticipation dreadful.

By way of shewing attention to the complaints of the country, and, if possible, to assist in procuring some alleviation, about a month since, the magistrates of the district called a meeting of the yeomanry, farmers, &c. the Resolutions adopted at which meeting, I enclose for the information of the Board, with the remark only—that at the meeting every possible information was anxiously elicited ; and that, as Chairman, I addressed questions in the plainest language, and varied terms, to the company, individually and collectively, and the answers were embodied into the resolutions, as printed. There were 80 of the most respectable yeomen, farmers, &c. present, and almost every individual of those classes in the division, have signed since ; and the upper division of the hundred has adopted the same resolutions, and sent them to me, signed. My neighbour, Mr. Capel

Hanbury Leigh, tells me, that in his neighbourhood, a general desire to adopt similar resolutions, is manifested. In the mean time the price of wheat is rising, and I verily believe will continue to rise; barley and oats continuing at their lowest prices, and unsaleable. But, alas! high prices of corn would bring but little relief at present, the remainder of last year's harvest (of wheat in particular, in the hands of the farmer) being very small.

Gentlemen of small landed property, from 500*l.* to 3000*l.* per annum, are beginning to suffer great embarrassment, not being able to get their rents, or even temporary assistance from the banks. Many of us cannot retrench, excepting by the dismissal of a man servant, or two, as I have myself done, without leaving our houses, and going to live abroad, or in a cottage, in retirement; the situation of such is becoming dreadful. They cannot borrow money, even on mortgage. As a proof of the depreciation of rents, I have, myself, re-let within a fortnight, several farms in this county, 13 or 14 miles hence, for less than one half their rent two years ago, rather than suffer them to remain untenanted, and the buildings to go to ruin.

The parish of Lansaches, nearly midway between Newport and Chepstow, which, when I last wrote, had but four or five farmers left, has not now a single one; and the neighbouring parishes are beginning to be abandoned. At the Quarter Sessions, this week, on enquiry of the Treasurer, who applied for a heavy rate, I found that the arrears of the county-rate, due from Ragland alone, (belonging, almost exclusively, to the Duke of Beaufort) amounted to nearly 400*l.* In short, I am thoroughly convinced, from my own experience and observation, that the sale price of all the disposable pro-

duce of farms in this neighbourhood, at present, is barely equal to the discharge of direct taxes, payments for tithes, where not collected in kind, poor, highway, and other rates.

The Board will be pleased to consider this communication as made in haste, and that I hold myself responsible only for the *facts* detailed.

*County of Monmouth.*—At a Meeting of the Magistrates, Yeomanry, Farmers, and Occupiers of Land, in the Thirteen Parishes within the Lower Division of the Hundred of Wentlooge, held at the Tredegar Arms, in the Parish of Bassaleg, the 19th day of March, 1816;

John H. Moggridge, Esq. in the Chair; the Rev. Thomas Leyson, and William Thomas, Esq. Magistrates present; it was resolved unanimously,

1. That the farmers and occupiers of land in this district labour under the pressure of great, unexampled, and increasing distress.

2. That in consequence several farmers have been already ruined, and their stock sold, at one-third its former value, under executions for rent and taxes—that many others are threatened with the same fate; and that all who at present survive, are living upon their capitals, which they are obliged to withdraw from the cultivation of their lands.

3. That the sale price of the whole of the disposeable produce of farms in this neighbourhood, is not sufficient for the necessary expences of labour, and for the discharge of taxes, poor-rates, and other public burthens, which the farmer is called upon to pay, exclusive of any rent.

4. That the present sale price of wheat, and other farm produce, is no higher now, than it was before the war of 1793; but that our taxes are nearly five times as great.

5. That without speedy and effectual relief, the general ruin of the farmer, loss of rent to the landlord, and total failure in the payment of taxes to Government, must ensue; the land cease to be cultivated (as is already partially the case) and scarcity, if not famine, be the consequence.

6. That looking back to the time when the farmer sold his grain for nearly the same prices as at present, we can see no material difference in his situation, now, and then, but what arises from the difference in the amount of the taxes, tithes, poor-rates, and other public burthens, which he is called upon to pay. And therefore what seems most necessary to his relief, is to be put on the same footing, as nearly as possible in these respects, as he was then.

7. That therefore the Magistrates who have so kindly taken our hard case into consideration, be requested to make known to the Legislature, in such way as they shall think best, the real situation in which we are placed, and to solicit relief from the burthens which threaten our total destruction, as speedily as possible; particularly from the payment of taxes due the 5th of April next.

8. That the grateful thanks of this meeting are due, and are hereby given, to those Magistrates who called this meeting, and that they be most urgently requested to continue to act for our interest, and on our behalf, to adopt such measures as they may think most conducive to our relief.

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*Third Letter from J. H. Moggridge, dated 6th of May.*—In a former letter to the Board of Agriculture, in reply to one of their Querics, I ventured an opinion, that remedy could be looked for only, 1st, From the prices of agricultural produce being forced up, so as to become equivalent to, and enable the farmer to discharge that enormous increase of taxes, tithes, and rates, which are at present destroying him, besides supplying the means of paying his rent, and of leaving him a reasonable profit; or, 2. By such a reduction of those overwhelming burthens, and of high rents, as would admit of the farmer selling his produce at low prices; or, 3. By such a judicious selection from each of the foregoing plans, as would, on the one hand, by moderately raising the price of corn, procure for the farmer some relief, without imposing a price greatly injurious to the interests of the consumer; and on the other, by a material reduction of his burthens, enable him to sell at such prices as would otherwise not remunerate him.

The tendency of the measures apparently sanctioned by authority, are unquestionably of the first description. Duties imposed on butter, cheese, and corn imported, are adopted, avowedly with the view of raising the prices of those articles. But taking into consideration the peculiar circumstances of the country, and the experience it has had of the inutility of the late corn bill, the efficacy of such measures may perhaps be fairly doubted. Evident it is, that the Minister does not rely upon them. But from enlarging the term of the restriction on payments in specie by the Bank of England, the return of high prices are, with much greater certainty, to be inferred. The natural and full effect of this measure may, and doubtless will be, to some indefinable degree, counteracted by the shock which has been experienced through

the country, in consequence of similar aid from the same quarter, as will again proffer it, having been suddenly withdrawn. It remains to be seen how far confidence can be speedily restored, on the part of the Country Banker, the channel through which fresh issues of paper must arrive at the agricultural public. It is for experience only to determine how far the Country Banker will, or can with safety, trust such issues on his own responsibility, in the hands of the impoverished farmer. The case is widely different now, to what it was even two months ago; still more widely does it differ from that in which the vast, and constantly increasing paper issues of the Bank, produced an almost magical effect on the prices of the necessaries of life. Suppose, however, the effect in raising prices to be the same; allow it all its former, or expected efficacy, still it cannot *now* be calculated on for *relief*. What present relief can hence arise to those, the whole of whose corn is sold? That identical corn may, and probably will, under the operation of this system, fetch high prices, but the benefit will be, for the most part, to the man who has purchased the farmer's corn, in the time of his extreme necessity, and stored it for re-sale. High prices may enable the farmer who can exist till his next crop is fit to take to market, to bring himself round; but for the man whose ruin is already sealed by inadequate prices, what hope is there? Or for the multitudes whose ruin is not yet so apparent, but who cannot look forward with any rational ground of expectation to safety, for four or five months yet to come? From this source, then, *remedy* cannot *now* be reasonably expected, *palliation* and prevention may. But suppose, for a moment, that any one, or all of these measures, separately or combined, succeeded in raising the price of farm pro-



duce, to that which was its maximum on the day which was exulted in as one of great prosperity, must not all other articles of commerce rise in proportion? Must not the produce of our manufactures be exported under circumstances, and at prices, which, in some branches at least, would render competition vain with similar articles, the produce of countries, as Sir John Sinclair expresses it, comparatively "untaxed and untithed?"

The efficacy of the second mode proposed, cannot be doubted. Restore the farmer to the state in which he was in the year 1791, as to taxes, rent, and labour, and he will be able to sell at the prices of 1791, which were also those of the latter end of 1815, and to acquire a profit. But this necessitates a reduction in the national expenditure, which perhaps Government will not consent to. Time will shew, that the plea of expediency ought not to prevail over the dictate of necessity; but if, in point of fact, this is likely to be the case, expectation is futile.

But if the public burthens are not reduced to the standard of 1791, still a *very material reduction* thereof can and ought to be effected. A general expectation that this should be the case, has been manifested. For twelve months to come the assessed taxes will be to be paid to their fullest amount, without even the deduction of the allowances on horses used in agriculture; and there is still half a year's property-tax to be raised some time or other, and the operation of the cessation of the war duty on malt has hitherto been injurious to the grower of barley, and cannot be of any use to him (if at all) till the seed just committed to the ground has been matured into a crop and that crop prepared for sale.

The amount of relief to the occupiers of land in the parish from which I now write, arising from the cessation of the tenant's property-tax, and the reduction of the tax on horses used in agriculture (whenever practically felt), will not be equal to 2*s.* per acre. The gross amount of burthens added since the beginning of the war in 1793, can by enumeration of the different items, which are tangible, operating directly and indirectly, be proved to amount to 40*s.* per acre. From the accounts laid before Parliament, the produce of taxes paid into the Exchequer for the year ending the 5th of January, 1815, was 77,695,983*l.* I have no means of knowing the difference between the amount paid into the Exchequer, and that collected; but in the year ending the 5th of January, 1814, 7,616,673*l.* more was collected in taxes than was paid into the Exchequer; a like sum at least may therefore be added to the net receipts at the Exchequer for the year ending the 5th of January, 1815, and consequently the amount of taxes levied on the public must have been equal to 85 millions; and when the reduction of 17 millions is made, the country will still have to bear the pressure of 68 millions of taxes, in addition to eight millions, the cost of maintaining the poor, the amount of church and highway rates, and the most vexatious burthen of tithes. It cannot be doubted that these enormous burthens have been the principal agents of the evils which afflict the country; nor that their continued effect, even at the reduced rate above stated, may prove fatal.

If the average price of wheat can be fixed at 10*s.* per bushel, let farther reductions of taxation be made, so as to enable the farmer to sell at that price; and let this be done instantly, even to the remission of taxes bearing on agriculture, now due. Let the wretched system of the

poor-laws be revised and corrected, and ultimately, though gradually, be superseded by one that shall ensure relief to the helpless and the aged, patronage and assistance to the industrious, the feeble, and the sick—and to such only; a system, which, at the same time that it simplifies the laws of settlement, shall divest them of expence and uncertainty in their application. Let the evils of tithes collected in kind be for ever removed, and the agriculture of this, be, as nearly as possible, put on a footing, in this respect, with that of the most favoured countries, with which we must necessarily in future come into competition.

That portion of relief which must result from a certain rise in price, might perhaps be best effected by the increase of paper currency; but then it should be a currency *bottomed on land*, such as, that every possessor of it should be able to say with truth, "This paper represents its value in land, it is a mortgage for the amount it promises to pay." Landed security rendered thus divisible, transferable, and available, would constitute a currency which nothing could discredit, and which would promote and extend the prosperity, at the same time it increased the accommodation, and multiplied the real resources of the country. In fine, the basis and ground-work of *real* relief must be still greater; reduction of taxation and public burthens; other expedients, wise and salutary, as assistants, might be brought in aid; but without this, relief, if it comes at all, will be temporary, the progress of commerce and industry be impeded, if not arrested, by abstraction of the funds naturally destined for their support; and ruin, though deferred, be rendered more inevitable.

*Edward Berry.*—The distress of the farmers arises

from being burthened with heavy and insupportable taxes, the very low price of corn, cattle and sheep, joined to the difficulty of selling for money at any price. All the profligate and idle vagabonds in these parts are doubled. Sheriff's officers, and the houses of the farmers are full of them, some seizing for the landlord, others for the taxes.

Mine is the most of a flock farm of any about this part. I keep from 1000 to 1200 Leicester sheep; for wool I get 22*d.* per pound; for truly thick mutton 7*d.* I breed cattle, Herefords, general stock 80 to 100: for the very best ox-beef, equal to any, 6½*d.* per lb. The farmers cannot do these things. I laid out my profits, in better times, in solid improvements. These unfortunate people laid out their savings in the purchase of bad land at four times its value, fearing to improve lands held by the year, and expecting to be raised or turned out by the new race of stewards. I can boldly assert, that if the rents are not lowered to nearly half, and leases granted for 21 years, that remaining men of property will give up business, or be ruined. Thus the county of Monmouth will present a vast desert.

## NORFOLK.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Colishall.	Wm. Palgrave.	None.	{ On lease, but some have given notice. }	{ 50 per cent. in one case. }	Fewer employed— poor-houses crowded.	{ 25 per cent higher. }	Taxes, rent, & tithe.
Snettisham.	H. Styleman.	Not many.	Three or four.	None.	{ Much distressed; 1-3d or 1-4th unemployed. }	Lessened.	Taxes.
Thurning.	S. Johnson.	3 farms, 500 acres.	Many.	Many.	{ Employed, but many by parish- officers. }	—	Malt tax.
Scotton.	Wm. Dyball.	None.	Many.	25 per cent.	{ Greater distress than ever known. }	Stationary.	Taxes.
Watlington, near Lynn.	J. Porter.	{ 3 or 4—one of } 8000, per ann. }	Many.	Some.	Want employment.	Increased.	Taxes and rent.
Thrigby, near Yarmouth.	Tho. Browne.	None.	Leases.	Up to 33 per cent.	{ 1-4th out of employment. }	Increasing.	Malt & other taxes; bounty on export.
Near Yarmouth.	J. Thurtell.	{ 1 of 600 acres. 4 { 1 of 400 do. 1 of 50 do. 1 of 40 do. }	Great numbers.	25 per cent.	{ Truly distress- ing, from want of employment. }	{ Not much in- creased. }	Bounty, taxes, re- gulate poor-rate.

## NORFOLK—Continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Burnham.	H. Blyth.	{ Several, of from 2 to 8000 acres. None.	Same few.	25 per cent.	{ Truly distressed; many unemployed. Want employment.	{ Rising. Decreased.	{ Regulate poor-rates, tithe and taxes. Taxes.
Near Attleboro'.	Rich. Priest.		None.	—			
Stratton.	Rob. Marsham.	None.	Several, but re-let.	20 to 25 per cent.	{ Great want of employment; able hands 8d per day. Several unemployed.	{ Higher. Stationary.	{ Malt tax.
Stanhoe.	Wm. Wright.	None.	None.	None.			
Scarning, near Dereham.	Rev. St. J. Priest.	One.	3 or 4—small.	One case.	{ Very bad; 15s. per week reduced to 9s.	{ Increased 1-4th.	{ Malt, horse, and property tax. Lower rent and taxes, and secure tenants with capital.
Matfield, near Hurlston.	Rev. Cha. Eade.	None.	None.	None.			
Dereham.	Wm. Collison.	None.	One.	—	{ A great many quite out of employment. Want employment.	{ Increasing. Increased. Stationary.	{ Lower rent, tithe, and taxes. Taxes.
Weybread.	J. Cotton.	Many.	Many.	5 to 10 per cent.			
Ditchingham.	Sam. Taylor.	Several.	Several.	33 per cent.	{ The most alarming feature of this distracted period.	{ Stationary.	{ Public economy. Nothing can be effective, but raising prices by bounty on export.

# NORFOLK—Continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Whinburgh.	Wm. Salter.	Eight: 1 of 200 acres. 1 of 290 do. 1 of 180 do. 1 of 140 do. 2 of 250 do. 1 of 300 do. 1 of 150 do.	Four: 1 of 300 acres. 1 of 280 do. 1 of 320 do. 1 of 165 do.	—	—	—	{ Reduce taxes, rent, and tithe. Tax imports.
Shotford.	R. Brettingham.	None.	—	—	—	Increased.	Regulate taxes.
Wretham.	W. Birch.	{ A whole pa- rish of 3000 acres, another of 700 acres, abandoned.	His tenants re- main, only by abstaining from all rent.	—	{ Worse than in the dearest times.	Stationary.	{ Duties on import. Lower taxes.
Kilverstone.	J. Wright.	—	Leases.	25 to 33 per cent.	{ Distressed for want of em- ployment.	—	—

## NORFOLK—Continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Lynford. - -	J. Merist.	{ 2000 acres not alluded to in the preceding entries.	Hundred.	10 to 20 per cent.	{ In a most pitiable state.	{ Increased nearly one-half.	{ Bounty on Export. Duties on Import. Regulate Poor-rates and Tythe.
Weeting. - -	Th. Carr.	1 of 2000 acres. Many: upwards of 8000 acres.	All.	25 per cent.	-	-	-
Hilborough. -	R. Caldwell.	{ 1 of 600 acres uncultivated. Some others untenanted.	Many.	33 per cent.	-	-	-
Little Cressingham, Hop- ton, & Thraxton.	The Proprietor.	{ At Michaelmas, 1816: the whole parish.		-	Stationary	Increased.	{ Regulate Tythe and Poor-rate. Duty on imports.
Toft.	J. Moseley.	Answered by the three preceding Returns.			-	Decreased.	{ Increase circulation.



## NORFOLK.

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*Rd. Brettingham.*—There have been very many advertisements in the county papers, of sales under distress for rent, in which case the landlords may have been under the necessity of finding new tenants, or of occupying their estates themselves. In a late county paper, there were 20 advertisements for sales under distress for rent, of assignments for the benefit of creditors, or of insolvents, claiming the benefit of the Act; the consequence is, that so much stock, hay, implements, furniture, &c. have been forced on sale, that they have in many instances been sold very much below their value, from a third or a half, owing to the small number of purchasers, who have neither inclination or ability to pay for them.

*Wm. Dyball.*—The distress of the farmers is beyond what I can describe; many who had laid out considerable sums of money in improving their farms, have been turned out without a shilling, having been unable to pay their rents.

Such is the distressed state of this county, in which I reside, that I know of no remedy likely to afford sufficient relief: a little abatement in rents and taxes will not be sufficient; for with the present burthens upon agriculture, and the present prices of corn, I do not consider even good land to be worth occupying. But if something be not speedily done, I am fearful the consequences will be dreadful in the extreme. I do believe

that at least eight out of ten of the present occupiers cannot continue their farms two years longer, without some great alteration takes place; and how the poor are to be kept peaceable, appears to be a serious consideration.

*W. Palgrave.*—Within the period of the last six months, not fewer than eleven farmers in this neighbourhood (not all in St. Erpingham Hundred) have become insolvent, and the very low rates at which crops, horses, stock, and farming utensils have sold, have been such as to diminish very much the compositions to be paid to the creditors.

In this part of Norfolk, 20 years ago, land was let generally at 10s. to 15s. per acre, and the tithe was at 2s. to 3s. per acre: now the same lands let at 30s. to 40s. per acre, and the tithe is at 7s. to 12s. per acre. The poor-rate used to be at 1s. to 1s. 6d. per pound, now it runs so high as 6s. to 7s. In this parish (Cottishall), a farm of about 200 acres, let at 35s. per acre, the tithe at 6s. 6d.; the occupier has given notice that he will quit at Michaelmas, when his term expires, and he declares that he would not re-hire it again at more than 20s. per acre, and the tithe at 4s. For the poor-rates, there is no likelihood of their diminution.

The distress of the agriculturist is already very apparent, and greater evil is expected at and after next Michaelmas; it has been procrastinated by a free and general thrashing of the last year's crop.

*Henry Styleman.*—The receipts of the Lynn Theatre have been under one-fourth of last year in the same time—both farmers and tradesmen avoiding the expense.

The poor are very distressed: a third or fourth out of

employ. The parishes (in which my occupation lies) having a population of about 1400, have 32 men now employed on the roads, for want of work. Poor's-rate, 1811, 885*l.* 1*s.* 2*d.*; 1812, 1129*l.* 17*s.* 11*d.*; 1815, 789*l.* 16*s.* 4*d.*

*Rev. St. John Priest.*—Many farmers, who have hired farms within four or five years, are unable, under the *present* circumstances, to reap such produce from their farms, as to pay the necessary outgoings, expences of their farms, &c.; and particularly in these instances, which I fear are too many, where farmers hired without capitals large enough for their undertakings; and (I am sorry to say I believe) this is an error, which too many tenants have been guilty of at the time I have stated; when farmers were so eager to get farms, that although they had not sufficient capitals, they borrowed money to carry on their engagements. This, I believe, to have been a great and miserable cause of the present distress of the farmers; at the same time I must also add, the want of leases on the part of the landholders, upon fair and average prices, consistent with the probable produce of land, and upon proper lengths of time, proportioned to the quality of the land to be cultivated.

The state of the labouring poor is very bad, compared with what it was four or five years ago. They can get but little employment now (1816) and instead of 2*s.* 6*d.* per day, as it was at the time stated, they *now* have only 1*s.* 6*d.* per day.

For a radical cure, gentlemen must let their farms upon leases, at such rents, and for such lengths of time, as may bear properly and equally on an *average* produce of their farms; and at the same time take sufficient care that the *capitals of their tenants* are large

enough for their undertakings. Any one who has had cause to reflect upon the present distress of Agriculture will find, that leases granted as I have now stated, to tenants, with capitals properly proportioned to the extent of their farms, would in a great measure have prevented much of the present distress.

*William Collison.*—Their distress is shewn by not being able to employ their labourers and workmen on their farms, for want of money to pay them; of course their farms are not only neglected, and rendered unproductive for want of the necessary under-draining, ditching, &c. &c. but the poor, for want of work, are obliged to apply to the parish for relief, which very much increase the poor's-rates, and the farmers are growing worse every day.

At East Bilney, a small parish five miles from me, containing by survey, 550 acres only, and a considerable part of it a sharp gravel, and into which a farm of mine extends, and where I pay poor-rates for plantations, &c. in my own hands, the poor's-rates in 1811 amounted to 160*l.* 16*s.* 8½*d.*; in 1812, on account of our large assessment set upon the parish towards building the Lunatic Asylum at Norwich, 184*l.* 11*s.* 6*d.*; in 1813, on account of another assessment for the same purpose, 206*l.* 14*s.* 6*d.*; in 1814, when there was no assessment, 179*l.* 9*s.* 1½*d.*; in 1815, when there was no assessment, 202*l.* 16*s.* 7*d.*

*Robert Marsham.*—Great want of work, the farmers not having money to employ them, even at a great reduction in wages; stout, able hands engage to work in the roads at eightpence per day, by the *Overseers*, consequently the rates higher than in 1811, and 1812, when

there was plenty of work, the farmers being able and willing to employ them.

*John Porter.*—There are daily farms which remain unoccupied, one in this parish (Wattlington), since the receipt of this, and the family likely to be a burthen to the parish. The distress is not yet half; in which way the next half year's rent is to be paid, it is impossible to conceive, even if we get relieved from the property-tax.

*Thomas Browne.*—Several tenants have been obliged to assign over their effects for the benefit of their creditors, not being able to pay their rent or taxes.

In order that I might be the better enabled to reply to your favour more generally, I communicated the same to several Agriculturists, who agree with me in opinion, that the rental of the county of Norfolk, for the last year, would be lost, and there appeared to them no probability from general ruin, except the average price of wheat was 80s. and barley at 40s. per quarter.

*John Thurtell.*—I know at present, of only four cases of want of occupancy, that have occurred, all from insolvency; one of 600 acres, one of 400, one of 50, and one of 40, all of them arable; the effects of several others are under assignment for the benefit of creditors, and I am of opinion, (should the present distressed state of agriculture continue) that the number of failures will be very great by Michaelmas next, and quite confident that a much larger number cannot hold out so long as Michaelmas, 1817, as the present price of corn will not more than pay the other outgoings without any rent, (except on good land) even where the best system of cultivation is adopted, and industriously pursued, and a capital equal to farm-

ing high, and to take advantage of all the favourable circumstances, which is very seldom the case. I know one farm of 400 acres of arable, that has had three tenants the last three years: the last, an honest and industrious man, with the greatest economy, lost more than 500*l.* from Michaelmas 1814 to Michaelmas 1815, then sold off his stock, &c. and retired.

The distressed state of the farmers arise, in a great degree, from the unprecedented fall in value of their property, having weakened their credit, and is quite apparent in the paralysed efforts of every part of the husbandry of a very large majority of them, particularly in not employing the necessary number of labourers, which can only be from the want of money to pay them, as the labourers, thus discharged, become a burthen on the poor-rates, a great part of which must be paid by the farmer; it is evident also from the diminished number of stock kept this year, from the last year's return for grazing having yielded very little for the crop of turnips and hay, and from the want of means to purchase.

I am of opinion this county does suffer materially from want of circulation, as all confidence is at an end, and no one can buy but from week to week, and Country Bankers have withdrawn every accommodation to all classes of persons.

The present state of the labouring poor is truly distressing, and very far beyond any former example: a great many of them in perfect health are obliged to go to the parish for relief in the Hundred of Mutford and Lothingland, in which I reside. The admissions into the house since Michaelmas last are more numerous than at any period of the high price of corn, and are increasing every week to an alarming degree; we are obliged to allow relief out of the house to numbers of la-

bourers in good health, for want of employment; those that have work, wages from 1s. 4d. to 1s. 6d. per day; and in the adjoining Hundred of Loddon and Clavering, the pressure is still greater. Monday the 12th inst. (Feb. 1816,) the applications for relief amounted to 150, and on Monday the 19th, to 175. The poor-rates in our Hundred are not generally very burthensome; but as the evil has but just commenced, and provisions low, the rates are not much increased since 1811, and 1812, but now they must rapidly do so; in many parts of Norfolk, they seem to threaten the occupiers with certain ruin, as many still pay, that are themselves likely to want relief.

A bounty on the export of corn, that the surplus quantity may find a market, in order to increase the value of it to a remunerating price, for the necessary expenditure for its produce is absolutely necessary. I will even suppose all the direct taxes on agriculture to be repealed, the relief thus afforded would undoubtedly be of great service at this momentous crisis: but its operation would not give to the farmer assistance adequate to his necessities, and could only act like a small weight on a drowning man; it assists in sinking him, but if taken off, would by no means be able to save him.

*Richard Priest.*—Many of the farmers in this neighbourhood (Besthorpe), although they have with much difficulty paid their rents, have not been able to pay their tithes, and other charges. Many in this parish are owners; but I believe as much distressed as farmers.

The farmer suffers for want of the free circulation of paper—the banker will not now credit him, therefore the farmer must sell his corn or stock; whether it will prove an ultimate good, I cannot say.

*J. Blyth.*—The farms in the neighbourhood of Burnham are mostly let on lease, for 14 or 21 years, and in general larger than in any other district in this county; as such, greater capitalists are engaged in them, and when rent has been paid, it has been from *other* resources: in many farms, that of not having purchased the full number of cattle and sheep for feeding, or from not having sown the necessary quantity of oil-cake for manure, from which omission great deficiencies must arise in the produce of the farms, which will, in the end, be truly calamitous to the community at large.

*Wm. Salter.*—If a duty was laid on foreign butter, cheese, and other provisions imported, it would, in my opinion, be a great relief.

The present distressed state of agriculture causes a general want of confidence; and a diminished circulation of paper, in my opinion, adds to the difficulties; and this neighbourhood has suffered much from it.

*Samuel Taylor, jun.*—A farm, adjoining my own, of 300 acres, was valued two years ago at two guineas per acre, and the tenant took a lease upon it at that rent. It has this year been re-valued at about 27*s.* per acre, and a new lease made out. Another of 330 acres, formerly occupied by my father, was taken by a person at two guineas per acre, who remained in it *two years*, and it was, on his leaving it, re-let on lease at 28*s.* per acre.

The provincial papers constantly furnish proofs of the impoverished condition of the farmers, in the numerous advertisements of bankruptcies, and assignments of farming effects, to be found in them.

The general complaint with all classes is a want of public credit, and an unprecedented scarcity of money.



As to the poor, I may say with truth, that their situation forms the most alarming feature of this distracted period; and the disposal and maintenance of them will require the profoundest attention of the Legislature. The House of Industry for the incorporated Hundreds of Loddon and Clavering (to which this parish belongs), is now completely full, having no less than 400 paupers; and on Monday the 19th, 150 labourers (all stout, active men, willing but unable to procure work) applied to be relieved. The total inability of the farmers to pay them *at any price*, occasions a complete stagnation of all improvements; the poor-rates are in many cases higher, or if not higher, press far heavier on the farmers than at the dearest periods, for this plain reason, *then* they had the means to pay them, *now* they have not.

Much has been said about obtaining relief from a repeal of *taxes*—I am firmly of opinion, that were all the agricultural taxes to be taken off, they would do but little for the farmer, without an advance in the price of corn. It is well known, that after paying labour, taxes, and other outgoings, there is nothing, *even on the best of soils*, left for the landlord. Every farm of 300 acres of average mixed soil, has been a loss to the occupier (for the last two years) of from 400*l.* to 500*l.* per annum, or the whole rent. Now, suppose a repeal of agricultural taxes, a reduction of rent and tithe, and a *continuation of the present prices*, what will they do for him?

Repeal of tenant's property-tax, .....	£37	10	0
Ditto, of horse tax, .....	9	7	0
Reduction of 25 per cent. on a rental of 500 <i>l.</i>	125	0	0
Ditto, ditto on tithe, 5 <i>s.</i> per acre, or 75 <i>l.</i>	19	5	0
	<hr/>		
	£191	2	0
It still leaves a loss to the farmer of .....	308	18	0
	<hr/>		
	£500	0	0
	<hr/>		

The repeal of the malt-tax would, perhaps, more than any other, benefit both grower and consumer; but it will not be effectual without an advance in the price of corn. I confess, that to me, the only method to insure this, seems to be by granting adequate bounties on exportation, and imposing proportionate duties on importation; both bounties and duties to graduate as the prices of grain rise or fall. I think by this time it must be allowed by all, that it is by a fair remunerating price alone that the British farmer will receive *immediate* relief, and not by the amount of any taxes that, for a long time to come, can be spared him. Let me not be misunderstood. I do not think lightly of a diminution of any burthen which Government may think proper to take off our shoulders. If I cannot get a pound, I shall be thankful for a shilling. All I mean to enforce on the attention of the Board is this—the situation of the farmer grows desperate, it requires immediate remedy, the progress of the abolition of taxation is far too slow to suit his case; before the medicine operates, the patient will expire.

*Rev. Charles Eade.*—The labouring poor are quite out of employment, at least a great many of them, from the farmers' incapability of finding money to pay them.

I assure you the miseries of the farming interest, and of the poor, are alarmingly great, and want great and immediate relief.

*Wyrley Birch.*—There was about a week since, a very extensive failure on a farm consisting of a whole parish, of I believe about 3000 acres, near to Thetford. I should imagine it could not be re-let.

Another farm belonging to a friend of mine, of 700

acres, has been wholly unoccupied since Michaelmas last, the tenant having absconded, leaving twelve years of his lease unexpired. The number of unoccupied farms would be much greater, indeed I might say would extend to almost every farm in the county, had not landlords preferred taking what little rent a tenant could collect, to the taking the farm into their own occupation.

I have one tenant on a tithe-free farm of 1200 acres, honest and industrious, who has told me repeatedly, that he could not go on; I have induced him to continue, by not asking for any rent for two years and a half, and paying one half year's property-tax for him. He has my promise not to ask him for more than 100*l.* for the year ending at Michaelmas 1816, instead of 800*l.* To another tenant I have promised his farm for nothing. Another tenant of mine, who is one year and a half in arrears of rent, is constantly telling me he should give up his farm of 1250 acres, but it would ruin him to a certainty, his stock would not bring one-fourth of what it cost him, he must go on, and unless the price of corn rises immediately, must be ruined. It is ruin to sell farming stock now; from this cause, and from the patience of landlords in not collecting their rents, tenants have not generally given notice to quit. There exists also an expectation that Parliament will do much to alleviate the distress of the farmers.

The numerous sales of farming stock, so unusual at this season of the year in this county, the very reduced prices of horses, &c. at the late fairs, and the complaints of the tradesmen. Almost all the gentlemen I know in this neighbourhood, who derive their income from land, have reduced their establishments. One gentleman under my immediate observation, farming his

own estate of 3000 or 4000 acres, well, and economically, intends to shut up his mansion-house and retire to a cottage, having dismissed his servants, horses, carriages, &c. &c. &c.

I should have no doubt that flock farms have suffered more than any other description whatever, from the low price of fine wool; the high price of long wool has been some little help to farms that could carry it.

I look upon the reduced circulation of paper to be the consequence, not the cause of our distress.

The two parishes with which I am connected are thinly peopled, and as I have the means of employing the whole of the population, from funds independent of agriculture, the poor-rates are not much higher than in 1811 and 1812, though something. The poor universally say they are worse off than during the very dearest period of corn,

*John Merist.*—I know now of four very large farms in this neighbourhood (Lynford Hall) three of which consist of about 1500 acres each, and the other of 500 acres, that are now totally left by the tenants, and the landlords have been obliged to take them into their own hands, without having received any rent. The gentleman who owns two of the above farms told me the other day, that he would let them to a respectable man RENT FREE, provided he would farm them in an husband-like manner, and pay the taxes, tithe, and poor-rates. There are several other instances that I have heard, very much like the one I have mentioned,

Hundreds, I may say thousands, have given notice to their landlords to quit their farms this Lady-day, and at Michaelmas next; three of my own tenants have

given me notice to quit at Michaelmas. In fact, no man can farm at the present price of corn, at hardly any rent; the outgoings swallow up the whole profits.

If I was to enumerate the distresses of the farmers that have come to my knowledge, it would fill a volume. The facts are simply these: in the first place, a farmer has no market to sell his corn at, no purchaser for his stock. At a sale near this place the other day, under a distress for rent, fine cart colts, worth three years ago 20*l.* to 25*l.* a-piece, were sold at 1*l.* to 1*l.* 10*s.* per head, and seventeen horses actually brought only 20*l.*; stock in proportion. The farmer is spending, in fact, his capital to obtain subsistence.

The bankers calling in the money which they had advanced to the farmers, the latter is forced to bring his stock into the market, and sell it at whatever price it will fetch. In my opinion, this fictitious credit has operated in a very great degree to the ruin of many families.

The following explanation and particulars of the above sale, have been since received.

*March 13, 1816.*—At an auction for the sale of the effects of Mr. Stannards, in Blofield Hundred, in the county of Norfolk, the following lots of horses were disposed of:

Lot 1 .....	£1 11 0	Lot 7 .....	£1 12 0
2 .....	1 6 0	8 .....	1 1 0
3 .....	1 4 0	9 .....	1 8 0
4 .....	1 12 0	10 .....	1 7 0
5 .....	2 12 0	11 .....	1 3 0
6 .....	1 3 0		

So that eleven horses sold for 15*l.* 19*s.*; on an average, 1*l.* 9*s.* per horse.

*John Wright.*—There can be no greater proof of the distress of the farmers, than the number of men and boys out of employment, and the wages paid to those who are retained. One shilling a day is frequently given to a man, and 6*d.* to boys, who two years since would have refused double that sum. The magistrates have constantly applications from young men, that they can get no work, and have not bread to eat.

Flock farmers have suffered equally with arable land farmers. The lambs which I sold in 1813 at home without any expence at 23*l.*, in 1814 were sold at 12*l.* per score, and in 1815 at 9*l.* 5*s.* per score (in both the latter years with the expences of attending fairs). Ewe lambs, in 1813, at 25*l.* per score; 1814, 15*l.* per score; 1815, 11*l.* per score. Cranes, in 1813, 20*l.* per score; 1814, 10*l.* per score; 1815, 7*l.* per score. Fine flock wool is, I understand, scarcely saleable, from the immense quantity imported, while for long wool any price will be given.

I always considered a one pound note and a shilling as good as a guinea, and always found I had as great a weight of meat from the butcher, or measure of cloth from the draper, for one as for the other. I apprehend that the present diminished circulation of paper arises from the circumstance of the depressed price of corn, and other produce of a farm. Four years ago, a comb of barley was worth almost two one-pound notes, now one one-pound note will nearly pay for two combs, therefore it requires little more than a fourth part of the paper to pay for the commodities, but the same will apply to specie. Of course the country suffers,

The number of executions issued by the Sheriff in proportion to former years, will shew their distresses,

*Return of the Poor's-rates of the most populous Parishes in the Hundreds of Shropham and Guiltcross, in the County of Norfolk, from Easter 1811 to Easter 1812, from Easter 1812 to Easter 1813, and from March 25, 1815, to March 25, 1816.*

	1811 to 1812.			1812 to 1813.			1815 to 1816		
	<i>l.</i>	<i>s.</i>	<i>d.</i>	<i>l.</i>	<i>s.</i>	<i>d.</i>	<i>l.</i>	<i>s.</i>	<i>d.</i>
Attleborough .....	2027	11	2½	1594	16	4½	1348	6	7
Banham .....	1191	4	4	2029	13	5½	1273	12	3
Berthorpe* .....	—	—	—	—	—	—	—	—	—
East Harling .....	844	4	9½	1311	11	1	658	14	0
Garboldisham .....	676	17	8½	1289	7	1½	591	3	6½
North Lopham .....	559	16	10	605	4	2½	743	14	3
South Lopham .....	633	1	9½	1056	6	7½	554	10	4½
Kenninghall .....	1204	0	1½	1418	11	5½	858	6	1½
New Buckenham .....	347	17	7	450	1	11	317	2	7
Old Buckenham .....	896	0	5½	1215	7	3½	759	7	5½

I fear the proportions of the several years in the different parishes, bearing so little reference to each other, that the Board will gain little useful information from them.

*The Proprietor of Little Cressingham, Hopton, and Threxton parishes.*—In Little Cressingham, one farm 600 acres, rent 16s. per acre, surrendered to Lord; no tenant offering, remains uncultivated; one other farm, 100 acres, let in 1815, tenant has served notice to surrender at Michaelmas, 1816, rent 16s. per acre; one other farm, 100 acres, let 13 years ago, rent 12s. per acre, surrendered last Michaelmas; no tenant offering, remains uncultivated. Two other small farms, tenants have served notice of surrendering at Michaelmas next;

\* The overseers have neglected to send the return.

one other farm, 130 acres, occupied by the owner, who being forced to give up the business, has sold it to quit at Michaelmas, 1816, at which time there will not be one farm in the parish occupied *by a tenant*; the parson takes 6s. in the pound on the actual rent for tithe; the farmer is to pay all his taxes, poor-rates, militia, and highway charges, and all county and parochial charges, amounting to above 3s. in the pound on the actual rent; so that he, in fact, charges 9s. in the pound on the actual rent to the farmer. General failure, selling off stock by auction, or private sale, at a loss of two-thirds of the value; incapacity to pay even their labourers, running away in debt to every one who gives them credit.

Credit having been too easily procured, the farmers borrowed to add to their capital, and sunk all in the purchase of land, which they mortgaged to the lenders; such as did not purchase, sunk the money in improvements or experiments on their leasehold farms; when called to pay the sums borrowed (having lived on credit), they were unable so to do, and failed, which entrained all those they could not pay, in a general bankruptcy; there being now no security or capital, no temporary loan can be obtained.

The state of the labouring poor is just as wretched as in 1811 and 1812, though the poor-rates are much higher than in those years, and much more than sufficient to support every *real object of charity* in affluence, if confined to them.

I shall take the liberty of stating what appears to me as some of the many causes that have contributed to the difficulties we labour under, and are still likely to continue.

First, the very unequal manner in which the ex-



pences of the country are laid on; the landed interest paying its proportion of every tax, in common with the other classes, but the whole expence of the maintenance of the Church Establishment, the highways, bridges, militia, poor-rates, embankments, enclosing and reclaiming wastes, prosecutions of disturbers of the peace, conveyance and custody of prisoners, generally speaking, fall exclusively on the landed interest. Next the enormous increase of the poor-rates, from the too liberal application of the act, by magistrates, and the infamous practice of forcing *paupers* to marry women who are, or swear they are, with child of bastards. Suffering persons who do not reside, or contribute to the employment of the poor, to take their tithe in kind; *thus* reducing the produce of the farm one-tenth every year. For, in light-land farms, if the tenth of the produce is taken off, they cannot be farmed. Having had too much credit, induced farmers to spend beyond their means. The enormous price of labour; for though the wages appear small, the work done is never in proportion to it: for men, knowing the parish must support them and their family, whether they work or not, are careless of employment.

The remedy that strikes me is, that the burthens should be borne by all the community, in just proportions.

A proper regulation of tithe.

Abolition of parochial aid, except to infants and the infirm.

Lowering the tax on farming, and in general on the manufacture or preparation of all such articles, wherein our own produce is used, or applicable, and laying an equivalent duty on the importation of articles so used; which would enable the farmer to meet in his own mar-

ket, the raw materials of other countries; and the manufacturers, from having manufactured cheaper, or free from tax, to undersell the foreigner in his market, in manufactured goods.

*Ralph Caldwell.*—I cannot exactly state the number of farms; but upwards of 8000 acres (varying in size, from 1000 to 500 acres.)

Public sales, some for rent, many for taxes, farmers returning from market *before*, or coming to market *after* dinner; those who drank wine, now take beer; abolition of gigs, &c. &c. The causes producing these grievances, may come under weight of taxes, importation of foreign agricultural produce, extortion of tithes, increasing burthen of the poor-rates, thrashing and *spinning* machines; and last, though not least, the impositions of millers. Rest assured, if some measures are not speedily taken, the produce of the soil will not maintain its own poor. The parish of Carbrooke, containing about 500 souls, is upon an average charged from 800*l.* to 900*l.* annually, for support of its poor. Rentals under 4*l.* nearer 3000*l.*

*Thomas Carr.*—The circumstance of distress amongst our farmers, is general, and most alarming; some, renting about 600*l.* a year, have not lost less than 2000*l.* within the last two years, and are so reduced now, as scarcely to be able to continue any longer in their farms, or to pay the enormous taxes and poor-rates, which fall so heavy on the occupiers of land. What makes it more distressing to the farmers in this neighbourhood, is the land being so poor and light, that the expence of poor-rate and taxes is more than the produce will amount to, (at the present low price of corn), leaving

the farmer nothing to support his family, nor one shilling for rent; the consequence of which will be in a short time, that if Government does not do every thing in their power to assist Agriculture, by reducing the taxes which fall most immediately on them, such as the farming-horse tax, and do every thing they can to get the price of corn up to what it was in 1812 and 1813, else all our poor land will be thrown out of cultivation, and not only ours, but poor land all over the kingdom; so that corn will be dearer than ever was known, or a scarcity, will be the consequence in a few years.

Norfolk. Hundred of Gremshoe.	Rates. Round Numbers.		Average.	Rates.
Names of Parishes.	1811.	1812.		1815.
	£	£	£ s.	£
Weeting, .....	290	433	361 10	372
Northwold, .....	367	644	505 10	595
Mundford, .....	227	209	218 0	211
Methwold, .....	690	864	777 0	795
Stamford, .....	156	147	151 10	123
Buckenham, .....	173	183	178	157
Lynford, .....	83	81	82	53
Crawick, .....	64 $\frac{1}{2}$ year	46 $\frac{1}{2}$ year	55	52 $\frac{1}{2}$ year
Tofts, .....	76	158	117	83
Ighurgh, .....	62	60	61	91
Croxton, .....	139	202	170 10	123 $\frac{1}{2}$ to Mich. 1815

October 10, 1813. An average price of Philip Chas-teney's stock, brought to Rodney, the date above.

20 horses, at ..... £40 3s. 6d. per horse.  
 8 cows, ..... 15 — per cow.  
 35 score sheep, ..... 38 — per score.  
 Seed wheat, ..... 39 — per last.  
 Ditto rye, ..... 25 — ditto.  
 Ditto barley, ..... 18 — ditto.  
 Ditto oats, ..... 13 — ditto.

Seed pease, .....	£21	—	per last.
Ditto tares, .....	39	—	ditto.

March 1, 1816. An average price of Philip Chastaney's stock, of Rodney, which was sold by auction the date above.

	£	s.	d.	
20 horses, at .....	10	15	0	per horse.
8 cows, .....	6	13	6	per cow.
Sheep, .....	19	5	0	per score.
Wheat, .....	25	0	0	per last.
Rye, .....	12	15	0	ditto.
Barley, .....	10	10	0	ditto.
Oats, .....	8	0	0	ditto.
Pease, .....	12	0	0	ditto.
Tares, .....	14	0	0	ditto.

Statement delivered April 19, 1816, by the above Philip Chastaney.

*John Moseley.*—However tedious may be the operation of tracing the present calamity to the source, it is nevertheless essential towards discovering a rational cure.

In the month of February, 1797, an Act of Parliament was passed, restraining the Bank of England from cash payments: so soon as the Bank was unfettered from that prudent restraint, it became more ready to accommodate applicants with its notes; and a greater issue of paper, upon *slighter* security, ensued. Country Bankers, being also practically protected from cash payments, and finding more facility in obtaining Bank-notes, were encouraged to extend their issues of paper. Through this increase of the circulating medium, all articles of commerce, manufacture, and agriculture, were changed in nominal value, which afforded a general stimulus, and

an anxiety to increase capital by borrowing money, which was readily advanced in notes by Bankers : thereby increasing their own profits : whilst an extended credit, by raising the value of the capital of stock, gave an apparent augmentation of security for the money advanced.

Agriculturists finding a ready sale for their produce, at advancing prices\*, (vide Averages before and after Bank Restrictions) were naturally led to increase it, by borrowing more money, to improve the land in cultivation, or to convert waste into tillage. This avidity of farmers to borrow, was met by a correspondent eagerness of bankers to lend. Thus borrowing increased the circulation of paper, which augmented the *real* quantity, and *fictitious* value, of produce and capital ; and, consequently, of security. In this manner, the cause and effect were mutually stimulating each other to an unlimited extent.

It has been shewn, that the Bank Restriction was the prime and principal cause of raising the price of the produce of land, as well as of all other commodities ; and hence arose the power of collecting a revenue to an amount hitherto unknown in political annals.

As the restrictions on cash payments operated to enhance prices, so the expectation of a resumption of those payments, contributed to reduce the paper value of goods, towards the standard value of money—the measure adopted by civilized nations, and graduated by

\* Average of prices of wheat, per quarter, for five years preceding Bank Restriction, 54s. 11½d. Average of five years after Restriction, 80s. 6½d.—Vide Commons Report on Corn Laws, 1814.

Amount of foreign imports of wheat and flour, per quarter, for five years preceding Bank Restriction, .....	2,033,710
Amount of five years after, .....	4,010,959
Amount of export, during the first period, .....	575,713
Ditto, during the second period, .....	204,088

locality, for estimating the value of any one thing in respect to another.

The fruitful results of spirited exertions, and increased capitals (having now been applied for 16 years to the improvement of land) were most evident in the abundant produce of the harvest in 1813; which era may be reckoned the zenith of high prices; from which period they have continued declining to this time.

Before this epoch, Bonaparte had lost the epithet of *invincible*: his extensive power had been repressed; and the *continental* system of exclusion was dissipated. The North of Germany, Pomerania, and Prussia, lay open to speculators in corn; who, encouraged by former high prices, ventured on large\* contracts, which, added to a redundant harvest at home, overcharged the English markets.

It is worthy of remark, that from† official returns we find about one half of all the imports of wheat, and wheat flour, goes directly to London, which contains about‡ one-tenth of the population of England, exclusive of Wales. Thus half of the whole imports meets the demand of the one-tenth of the people, thereby

* Imports per qrs. of wheat and flour, the whole of 1813, 562,329	Exports per qrs. of wheat and flour, ..... burned
First half year of 1814, 91,118	..... 58,263 $\frac{2}{3}$
N. B. 3 cwt. of flour is computed equal to one quarter of wheat.	

† Imports of wheat and flour, from January 5, 1801, to October 10, following—

Imports into London, .....	765,195	quarters.
Ditto into England, exclusive of London, ... ..	417,958	ditto.
Exports from London, .....	3,746 $\frac{2}{3}$	ditto.
Ditto from England, exclusive of London, .....	16,489	ditto.

‡ Population of London, 860,000; and of England, exclusive of Wales, 9,381,374.—Pinkerton's Geography, 1811.

forcing an *artificial* depression, viz. one that would not arise, if the imports were distributed *generally*; for *then*, the supply would often not be sufficient for the demand of the whole country, though half the import should exceed the demand in the market of the metropolis; which, ruling the prices of all other markets, communicates an abatement of value, through England, to the great and unreasonable detriment of agriculture. And it cannot be said, that the greater export of wheat and wheat-flour from London, qualifies this import; because, it appears from the same returns, that the export from London was not equal to one-third of the rest of England, exclusive of Wales.

The declination of prices from the harvest in 1813, gradually proceeded to diminish the value of the product of land. The victorious march of Lord Wellington's army from Spain to France, deprived the grower of corn of a considerable export. The Navy was decreased, and the demands for it consequently diminished. The Chancellor of the Exchequer has declared, in his Prospectus of the State of the Country, delivered early this Session, that the appearance of Government, as a bidder in the corn market, always raised the price, "because sellers can depend upon Government, which they know must be supplied." Early in the Session 1815 he stated, that, in his opinion, cash payment could be resumed by the Bank of England in 1816. Whether this declaration was prudent, is not within the sphere of the present discussion.

But alarm among Banks was general. The Bank of England led the way, by prudently diminishing its circulation of paper, which, before the restriction, averaged between eleven and twelve millions, but it had since that epoch been gradually increasing to more than dou-

ble that sum, of which suppose one-fourth, or about six millions, were kept by other bankers in lieu of cash; and that they issued upon such security ten times its amount; then sixty millions were added by them to the excess of the Bank of England paper, increasing the circulating medium towards ninety millions. It has been stated in the House of Commons, that subsequent to the intimation from the Chancellor of the Exchequer, the Bank of England withdrew about 10 millions\*, consequently one-fourth, or  $2\frac{1}{2}$  millions, have been taken from the general bankers, who have recalled ten times that sum, or 25 millions of their notes, from the public, making a reduction of paper currency in one year to the amount of 35 millions; to this may be added, a further reduction on account of the universal panic. The notes yet extant, consequently acquired an increased value, and property in the same ratio, a nominal depreciation. Add to this cause for lowering the price of corn, the effect of a surplus supply in the markets, and the means of importation operated a further decline. Thus corn fell in value below the average of other commodities; the capital of land becoming less precious, the security on which Country Bankers had lent their money, and circulated their notes, was fast diminishing. Alarmed at this circumstance, those Bankers withdrew their accommodation upon credit. This made a further reduction in the artificial currency; and consequently, a further depreciation on agricultural produce; in proportion to this depreciation, the diffidence of bankers was augmented; so that their distrust decreased their security, and the decrease of security enlarged their distrust; till, in this fatal revolu-

\* This statement has been delayed ten days, in hope of acquiring, through various channels, the amount of notes withdrawn; but no account has been yet received.—*J. M.*



tion of cause augmenting effect, and effect augmenting cause, country bank-paper has nearly retired from circulation, and agricultural credit has ceased to exist.

If that reasoning is correct, this conclusion follows, that the expectation of resuming cash payments took a large proportion of Bank of England paper out of circulation, by which a still larger quantity of country bank notes were withdrawn: and that this reduction of paper proportionally decreased the price of saleable articles: therefore it was one principal cause of deteriorating the produce of land, as the restriction had been of raising its value.

Why this result should particularly apply to the produce of land, is elucidated by having proved the peculiar connection and reciprocal action of that produce with the issue of country bank notes.

The income now arising from landed property, amounting to only half its former value, is no longer able to pay the same extent of rents, taxes, militia, highways, county, church, and poor-rates; the last is augmented two fifths since 1803\*, and is still augmenting in proportion to the inability of the farmer to afford relief. If we compute the prosperous income of the soil of Great Britain in 1813 at 160 millions†, it may be thus divided:

About $\frac{1}{4}$ of the above sum for rents of land,	£40,000,000
Ditto $\frac{1}{4}$ for expences of cultivation, .....	40,000,000
Ditto $\frac{1}{2}$ of rents for tithes, .....	8,000,000

Carry forward, ..... £88,000,000

\* Average of poor and other rates in England, 4s. 4½d.; in Wales, 7s. 1½d., average of both 4s. 5½d. Total amount for England, 5,161,813l. 11s. 8d.; for Wales, 186,991l. 17s. 7½d. Together, 5,348,805l. 9s. 3½d. Vide "Summary of Returns of Expences for the Poor in England and Wales for the Year ending Easter, 1803."

† This is a low estimate.

Brought forward, .....	£88,000,000
About $\frac{1}{2}$ of the above sum for militia, poor, church, highways, county, and other rates, .....	} 7,000,000
Ditto $\frac{1}{2}$ interest on capitals employed on the land, .....	
Ditto $\frac{1}{4}$ assessed taxes, only .....	1,000,000
Repairs, at five per centum, .....	2,000,000
Profits to cultivators, .....	49,000,000
	<hr/>
	£160,000,000

As we may fairly compute the depreciation at half,  
there will now remain only 80,000,000.

To pay parochial expences, .....	£7,000,000
Interest on capitals, .....	13,000,000
Assessed taxes, .....	1,000,000
Repairs, .....	2,000,000
Cultivation, .....	40,000,000
	<hr/>
	£63,000,000
Balance, .....	17,000,000
	<hr/>
	£80,000,000

If the expence of cultivation is reduced, that sum will  
be added to the poor-rates, so that no saving will arise  
in the sequel. As all the above items *must* be paid,  
there will remain only seventeen millions towards pay-  
ment of tithes, rents, and profits to cultivators; there-  
fore only seventeen millions will be available for taxation;  
and, since the income tax is not reckoned in the above  
schedule, so the abandonment of it will not increase that  
balance.

Had all things fallen at the same time, and at the

same rate, as the product of land, then the proprietors and occupiers of it would have preserved their equilibrium in society; and the expenditure of Government could have been diminished: but not at the *same time*, because of arrears of debts, contracted upon *higher* terms; nor at the *same rate*, for the interest of the national debt still demands an undiminished revenue. The provision necessary for the interest on the debt undereceived, February 1st, 1816, of 792,033,426*l.* 10*s.* 6½*d.* is 27,233,993*l.* 14*s.* 9½*d.* for reducing the said debt 12,793,225*l.* 11*s.* 9½*d.* Total charge, 42,149,850*l.* 11*s.* 7½*d.* Supplies for the present year 62,487,646*l.* for Great Britain, without Ireland, together about sixty-eight millions and a half, requiring ways and means of an equal magnitude to prevent a national bankruptcy.

The largest proportion of taxation has hitherto been paid, either directly or indirectly by land; but that must not *now* be counted upon, as will clearly appear by proceeding with this subject. One million was stated to be paid by farmers for assessed taxes; about four-fifths of which arose from the tax on horses used in husbandry. As this is now modified, or, in other words, reduced, only a portion of that million will be paid to Government: the residue must then be carried to the balance of seventeen millions, remaining for tithes, rents, and cultivator's profits. This sum, added to the thirteen millions (interest on capitals), appears to be the aggregate amount (rather more than thirty millions) of the wealth, now arising from land, and available for taxation. Of the other items, viz. forty millions paid for cultivation, and seven millions for parochial expences, a very small part will come within the grasp of the Exchequer. It may perhaps be said, that too much has been proved for truth; because more rents and tithes have been received

this year than justifies this computation : but how have those rents and tithes been paid ? Not out of the fruits of the earth of *this* year, but out of the capital, reserved out of the surplus wealth of former years. It may also be urged, in contradiction to another statement, that taxes have been and will be paid beyond this speculation ; because the nobility, gentry, and clergy retain expensive establishments, liable to assessments. Let us look at the means, so far as regards land, for supporting these expences : the small portion of rent being paid out of the tenant's capital, precludes the possibility of such a permanent supply. To make up the deficiency of rent, money is borrowed by annuity (the general call for money has raised the demands of the lenders so much beyond five per cent., that no loan can be obtained on mortgage) ; this system of paying ten or twelve per cent. cannot have a long existence. The deficit yet remaining, is gotten over by not paying the bills of tradesmen, which must have an alarming result, by lessening the means of trade and revenue.

Unless by some bold system a speedy relief can be afforded to Agriculture, so as to reproduce eighty millions, we shall be placed in this awful dilemma, that commerce, professions, and trade, must either pay that share of supply, which was before raised from land, or national bankruptcy will ensue.

Such reasoning may be deemed by those monied men, who have not yet felt the shock, or by those whose fears prevent an investigation of this alarming crisis, an unwarranted despondency : but it is trifling with our existence as a nation, to attempt concealment, an attempt too, that must fail of effect, from the number of those who are daily sinking under the practical experience of the truth of these assertions,

Let then all causes of our distress be enumerated in order to apply proper remedies.

- 1st, A superabundant harvest.
- 2d, Foreign importation.
- 3d, Tithes.
- 4th, Poor, and other rates.
- 5th, Property, and other war taxes.
- 6th, Want of credit.
- 7th, Decrease of circulating medium.

1st, A superabundant harvest.

This evil will cure itself, for the low price of corn and want of money have thrown a large proportion of arable land out of tillage.

2d, Foreign importation,

So far as respects corn, is stopped by the Act passed 1815; but the permission to warehouse it, duty free, for *home* consumption, may again inundate this country with corn, whenever our own reaches the maximum established by that Act. This fear will restrain the ardour of Agriculture, which should be supported, as the safest means to ensure a *certain* supply, and *regular* price, of our *own* growth of corn; the encouragement of which has been proved so essentially necessary to the wealth, independency, and safety of the State; but so much has of late been well said on this subject, and supported by such recent occurrences, that there now remain very few individuals, sceptical on the advantages of a steady and adequate *home*-supply.

For the last corn regulation another plan should be substituted, imposing a duty, so graduated, that foreign wheat (making allowance for expences of cultivation, freight, risk, and profit), could not compete with our own, till the price of the quarter should average (computed as it is at present) at the value of five pounds;

by this mode a large share of the money, paid by the consumers of foreign corn, would be detained by that duty in this country.

It is very requisite that a Committee of the House of Commons should be appointed to examine into, and to prevent, the fraudulent returns of the prices of corn made by the clerks of the markets.

Ireland has a right to the advantage of our markets; and though she can afford to under-sell the British growers, yet a flow of wealth to her agriculture will civilize her peasantry beyond any other means; and it will return to Britain, after cherishing and ameliorating her sister country, and establish the Union by rendering its benefits *mutual*.

Considering the unparalleled depreciation of the produce of land, duties, amounting to prohibition, should be charged on all imported articles, which otherwise would compete with those of our own growth, excepting such raw materials, as, after being manufactured here, become necessary objects of consumption by the labouring class of society; but, as the import of *fine* wool is not of that description, it should be subject to a heavy duty, giving a drawback to the manufacturers upon exportation.

As most writers and speakers upon the present modes of elevating the prices of corn recommend bounties on exports, it may be proper to mention, why that is not proposed here.

The prevalent opinion of farmers seems to be, that the quantity of wheat in England is not more than will suffice for consumption till harvest; and it is generally known that large tracts of arable land are not sown; then, even anticipating that the season should be propitious to the next harvest, yet, the supply of grain, con-

sidering the extent of farms now uncultivated, would be scanty: but, if the season should be uncongenial, then a scarcity must ensue; which is the more to be dreaded, since in the North of France the harvest of last year was not rated by the French at more than two-thirds of a crop; whilst that of Brabant and the North of Holland suffered excessively by an unusual quantity of rain\*. The South of France is said to be importing; therefore no supplies ought to be presumed upon from those countries.

### 3d, Tithes.

These were originally destined to support the Bishops, the Clergy, and the Poor. How they are perverted from those purposes, is too generally known and felt for further comment.

The present effect of tithes depresses the spirit of Agriculture, by thwarting the inclination of the cultivator to spend money in improving his soil; for, if his endeavours are rewarded by success, the tithe-owner takes not only one-tenth of the produce of the field, but one-tenth also of the produce of the capital, placed at risk on the farm, without sharing his hazard. Perhaps the money returned from expected improvement may not clear to the investor of it five per cent. interest; nevertheless one-tenth of this interest will be titheable.

The evil is great in a moral view, engendering hostility between the Rector and his Parishioners.

As tithes form so onerous and vexatious a tax on land, the removal of it has been justly considered by the most enlightened Clergy and Laymen an object of the greatest moral and political importance, which is aggravated daily by the increase of disputes upon the value of that

\* These facts are known to the writer, by having been in those countries during their harvests in last year.

impost: disputes, which produce defection from the Established Religion.

A remedy for this evil having been contemplated by eminent abilities, without being able to suggest any plan, acceptable to both Clergy and Laymen, an attempt at so arduous an undertaking may draw the imputation of temerity; yet, as tithes are the most odious burthen upon land, an humble hint for a commutation may be pardoned by the Church; and tolerated, though not adopted, by the Board of Agriculture.

Tithes are the *only* revenue of the Church under consideration: patronage and glebe form no part of this plan, which is, that all the tithes of England and Wales shall be sold, and the purchase-money vested in the hands of the Commissioners for Redeeming the National Debt, according to the general plan for the redemption of the Land-tax (so far as it may accord with this scheme); and that the future income, for five years next after January the 1st, 1817, in lieu of tithes, shall be estimated by a valuation, or from the average amount, received in the five years preceding that period; and that the average prices of wheat shall be taken for the five years preceding and subsequent to that date; and that the income, in lieu of tithes, on the 1st of January, 1822, shall be increased or diminished in the same proportion as the average of the prices of wheat, for the last five years (preceding January the 1st, 1822) has exceeded, or fallen short of, the average prices of the first five years preceding January the 1st, 1817.

By this rule of average the income, in lieu of tithes, shall be regulated at the determination of every subsequent five years; so that the income shall fluctuate correspondently to the value of wheat.

Suppose the tithes to be one-fifth of the value of the



rent of land, and that to be 40 millions, then the annual value will amount to eight millions, which, at 28 years purchase, will raise a capital of two hundred and twenty-four millions, to be applied towards the reduction of the National Debt; therefore the income, in lieu of tithes, ought to be guaranteed by those taxes now appropriated to the Sinking Fund. The public would be immediately benefited by this plan; for a debt of two hundred and twenty-four millions, paying 11,200,000*l.* interest, would be liquidated, by only incurring a future charge of eight millions; thus the saving of nearly one-fourth would be gained by the public.

The prominent objection is the change of security from Land to Government; (this alteration is said to have been contemplated by Mr. Pitt) but the nation will be pledged for the payment of income in lieu of tithes, which nothing short of a general bankruptcy, or a revolution, can extinguish. The former event is lessened in the scale of calculation, by the great redemption effected by this plan; and, in the latter, tithes being the most obnoxious burthen, would be the very first object of extinction by an unrestrained people.

#### 4th, The Poor, and other Rates.

The former, amounting to a *partial* burthen on land, at this time insupportable by Agriculture, ought to be revised; and those clauses which encourage idleness and debauchery, by obliging parishes to support the dissolute and lazy, should be repealed; and other clauses, encouraging industry, substituted.

The whole expence of parochial rates should be equally divided amongst all classes of the community, for the extension of pauperism is chiefly made by manufacturers; and those who enjoy the manufactured product, as well as the proprietors of it, should contribute to re-

lieve the distress, of which they are indirectly the cause.

There should also be very clear evidence, that the complainant could not, by labour in his youth, have earned sufficient to support the infirmity, or sickness, for which he is requesting aid of a magistrate.

A system of relief, acting upon any other principle, tends to encourage idleness and prodigality.

#### 5th, Property, and other War Taxes.

These have certainly contributed to the distress of Agriculture; particularly from extents issued by the Exchequer, and consequent sales; whereby the capital of stock was further depreciated, by forcing more upon markets, already glutted. The effect of selling any article at market fixes a relative price on another of a similar quality, not offered for sale; so that a low sale *there*, or at an auction, lowered the value of the stock in hand: but, as the former ceases so soon, and as the war-duty on the malt-tax will end in July, fewer comments are required; yet it must be recollected, that a very heavy duty will still remain on malt, and may prevent the use of beer, that healthy beverage, and necessary support to the labourer: the discontinuance of brewing at home, has driven him to public-houses, and has engendered the abominable relish for spirituous liquors, to the destruction of his moral habits and constitution.

#### 6th, Want of Credit.

This evil can only be removed by re-establishing the value of land.

#### 7th, Decrease of Circulating Medium.

This will depend on the preceding.

The immediate removal of the pressure on land, proceeding from any one of the five first causes, would

eventually and permanently benefit Agriculture ; but the instant removal of *all five* would not afford *immediate* relief from burthens, oppressing and paralysing by their weight the feeble exertions of declining Agriculture ; nor suddenly re-create a capital nearly equivalent to the loss of 80 millions.

But the principal causes of decline, stated so elaborately in the early part of these observations, happily teach to us the remedies.

Authorised by the Chancellor of the Exchequer to expect, that, should Government become a bidder in the corn-market, the price of that article would rise ; and assured in the same speech, of his inclination to lay out 14 millions of the Sinking Fund in aid of Agriculture, Government ought instantly to purchase, so as to clear the London market of wheat and flour. By this process on successive market days, the price of wheat and wheat-flour would be raised, and consequently all other agricultural produce (as is well known to farmers) would feel that influence ; and, as it has been before shown, that a supply *beyond* the demand in the London market had the effect of a depreciation disproportioned to the cause, and that this effect was communicated to all other markets ; so we must rationally conclude, that a demand beyond the supply would produce a general advancement of price, as much beyond the *ratio* to the sum expended ; and that the object in view would be obtained at a small, if any, risk to the community ; for upon the markets rising to the desired elevation, the wheat and wheat-flour should be re-sold by degrees. Thus the markets would be balanced to a regular and fair price between the grower and consumer ; and the danger of a scarcity prevented.

By this plan, a large sum would be *directly* placed in

the possession of the cultivators of the soil, and their capital thereby enlarged, which would raise confidence, and elicit a guarded issue of country bank-notes; but this issue would be yet guarded, because of the restrained currency of the Bank, which is still threatened to resume cash payments \* next year; the same prudence, which induced the Directors to decrease the issue of their paper under that apprehension last, will not cease to operate this year; especially since the rapid and general diminution of credit.

This fear in the Bank Directors to accommodate, and the dread of the Country Bankers, that cash should next year be demanded in exchange for *their* notes, will permit but a very limited issue; and without a vastly extensive one, that great artificial capital now absolutely necessary for a corresponding support to our enormous debt, cannot be reproduced, unless Parliament will extend the Bank restriction for *five* years.

Secured by that restriction, the Directors would readily listen to an application for an enlarged issue of their notes; and the Country Bankers, also protected from cash payments, would as readily apply for them, and extend their own in a tenfold degree. This would infallibly raise the price of corn: the elevation of that price would increase the farmer's capital, and consequently his credit; and this, as has been before shown, by the reciprocal action of paper, corn, and credit, would bring out more notes; more notes would augment the price of corn, and the increased value of corn would increase capital, and consequently credit; which would be the means of issuing more notes, and so on, till the 80 millions should be re-

\* This statement was drawn before the recent extension of the restriction for two years: but that period seems too brief for the required consequence.—*J. M.*

stored to the community, unless credit should be checked by some unforeseen cause.

Opposers to this scheme may object, that the Ministers ought not to apply the property of the community for the relief of one part of it; but, when that part is in imminent danger of mortification, and by contagion, of destroying the whole body, who would refuse to save *that* part, by a problematical sacrifice of a small portion of the whole?

They may also object that corn, bought and kept (according to this scheme), in the hands of Ministers, may afford improper influence over the minds of the people.

This point will be answered, by making it a temporary measure; and that it is, conjointly with the extension of the bank restriction, the only probable mode of re-producing immediately a capital of 80 millions.

A measure, effecting such a prodigious result, cannot be exempt from blemishes; but the main query is, can any other plan, less objectionable, be formed?

As the assumption of cash payments would replace us upon a more advantageous footing with other commercial powers, it is abstractedly desirable; wherefore the proposed restriction would no doubt be censured by many. However, the momentous question is, whether England shall become bankrupt by a chimerical attempt to make cash payments, now so inadequate to supply the revenue demanded for the interest of the national debt, and the great military establishments?

It is surely evident, that the extent of the debt, and all other national expences, must be most economically reduced, before the requisite amount of supply can be compensated by cash; for so long as those demands remain, they must be answered by a commensurate circulating medium, or a bankruptcy will be the fatal catastrophe.

Then suppose the circulating medium to correspond with the present vast supply required by the State, every article will be worth more of it; and gold, like the rest, will have a greater relative value to it, although it should bear the stamp of a guinea, and in spite of an Act to the contrary. To reconcile that Act with common sense, the Legislature must have thought so; for it would have been absurd, by a grave Act, to declare, that a guinea should not pass for more than a one pound note and one shilling, if it had not been of more value. It is however quite certain, that the Jews were not convinced by all the learned arguments used by the Ministry to support the credit of paper; for they bought and melted guineas, each of which, after this transfusion, produced at the rate of 26 or 27 shillings in paper value.

This is sufficient proof that guineas, without recurring to the advantage derived from exporting them, cannot exist in Great Britain, so long as the expenditure of the realm shall require such an enormous revenue, which can only be answered by paper currency.

This statement shall be concluded by recapitulating those two remedies, proposed as most likely to produce speedy relief—namely, that Government should instantly (for rents and taxes, being now due, will compel the sale of all the corn yet remaining in the barns of the farmers; after that, a high price will be most injurious to them), become a purchaser in the London corn-market; and that the Bank of England should be secured for five years from cash payments: yet, as the latter would place this kingdom in that artificial state of credit which is unjust to annuitants, and hazardous to our foreign commerce, it ought only to be applied as a dram to revive suspended animation; but as soon as convalescence appears, it is

the duty of the state physicians to resort to the remedies—retrenchment and economy, which will lighten the *immense* incumbrance of the national debt, and restore England to a congenial circulation.

## NORTHAMPTONSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Brixworth.	Jo. Weston.	One.	None.	13 per cent.	{ Four times more unemployed than ever known. Never in so wretched a state for 25 years—1-3d. unemployed.	Increased 1-5th.	Taxes & bounty.
Oundle.	Edw. Martin.	Twelve.	Some.	10 to 25 per cent.	{ Very bad, from want of employment. Much distressed, for want of employment.	As high as ever.	{ Malt duty and property tax, and rent. Rent, malt, and other taxes.
Holdenby.	D. Bosworth.	One.	Some.	15 to 32 per cent.	{ Tolerably comfortable. 100 tannery weavers turned on the farmers.	Increased 1-8th to 1-10th.	Raise prices.
Horton.	{ Sir R. Gunning, Bart. J. Ekins.	None.	None.	—		Stationary.	{ Lower rents, regulate poor-laws. —
Brixworth.	Rev. W. Brootherhood.	None.	Some.	20 per cent.		Increased 1-4th.	—
Deborough.	{ Rev. W. Brootherhood. Sir R. Brooke de Capell Brooke, Bt.	Two.	Two.	50 to 60 per cent.		—	—
Great Oakley.		Some.	Many.	25 per cent.	Much distressed.	—	Raise prices.



## NORTHAMPTONSHIRE.

*Sir Robert Gunning, Bart.*—I know of no instance of distress at present, except the general one occasioned by the low price of grain.

*Edward Martin.*—All farmers are, without doubt, losing money fast, and the distress consequent thereon, is denoted by the difficulty with which payments are made, and the impossibility of making them by many persons. It is said, that in numerous stack-yards at this time, there is not a sufficiency of corn left to meet the farmer's expences until the next harvest is in, without reckoning any thing for the half-year's rent which will become due at Lady-day.

The country suffers greatly from an overwhelming taxation, and perhaps from the consequences of an excessive circulation of country bank-paper, a few years ago, by which all articles were then raised above their level.

The labouring poor were never in so wretched a state during the last 25 years; there are numbers of young men going from house to house for a week's work, who are partly paid by their employer, and partly by the overseer of the poor. Under-draining, and all works of improvement, are at a stand, farmers having no money for these purposes. Two-thirds of the labouring poor are, in my opinion, quite equal to perform the work of the neighbourhood; the remaining one-third are mostly employed on the roads, or receiving parish relief in some

shape or other, at the farmer's expence, and are necessarily a great burthen upon him; the sum paid for unproductive labour, making that which is actually productive, as dear as when he paid labourers from 14s. to 18s. per week.

I do not think that any thing towards rent has been made by a great majority of farmers, after payment of taxes, levies, and all other necessary expences; their situation is therefore desperate, and a mere abatement of rent cannot meet their difficulties effectually, though it would undoubtedly alleviate them, by making their capital hold out the longer. Permanent relief must be sought for in an abatement of outgoings, which I fear cannot reasonably be expected, without a diminution of taxes affecting them. The malt duty, I conceive, presses harder than any other, and I would not except the inconsistency of the farmer being called upon for property tax, who has only constantly a decreasing property, and no income whatever to pay it with.

As an additional proof of the distress of the farmer, it may be observed, that where assignments for the benefit of creditors were made nine or ten months ago, valuations of property made, and business continued by assignees till now, the dividends to creditors will fall short one-third, or half, of what was expected. Sales and assignments are also multiplying very fast around us, and since my letter of February 23d, I have been informed, that on some estates hereabout, there are very considerable arrears of rent unpaid.

*Daniel Bosworth.*—I know several farmers that four years ago were in very fair circumstances, are apparently worth nothing, as their farms are insufficiently stocked.

The state of the labouring poor is very bad; want of

employ, and from reduction of wages, the farmers not being able to pay them, and no improvements going on, and many shoemakers and other manufacturers thrown on their hands for employ and support, which of course increases the rates, perhaps one-tenth to one-eighth.

*Sir Richard Brooke de Capell Brooke, Bart.*—My neighbour, the Hon. Mrs. Cockayne, of Rushton Hall, is obliged to occupy a farm she cannot let, at Rowell. I have a farm in my hands since Lady-day, of 254 acres, which was let for 354*l.*, it is black heavy land; I offered it to the tenant at 260*l.*; he refused to give more than 200*l.* per annum. It was let for more 35 years ago.

The Hon. Mrs. Cockayne has re-let her farms at Rowell, to her tenants, abating one-fourth of the rent; and I am told they say they cannot continue, unless a much greater abatement is made. Mr. Wright, coach-proprietor, of Kettering, paid 3*l.* per acre for a large farm in Kettering, of excellent land. The landlord, Mr. Martin, of Huntingdon, or else Godmanchester, has just let the same farm to Mr. Pickering, of Kettering, for 25*s.* per acre; the poor-rates are so heavy, no person would take it.

I have heard many tradesmen say, they could not get their bills paid by farmers. There is scarcely any sale for timber or underwood; farmers employ no labourers to trench, &c. &c. &c. The persons usually employed by them, apply to the overseers for work: they are ready to dispose of their produce on almost any terms, for ready money.

There are plenty of country bank notes in circulation. At Uppingham and Stamford much distress was occasioned last year, by the failure of country banks.

The poor are much distressed; anxious to work, but

they can get no employment, even at very reduced wages ; of course, they apply to the overseers, who rarely have any work to set them about, but digging stone for the roads. In Desborough, and other parishes, the overseers let out the men they are compelled by the magistrates to find work for, to the highest bidder, or to any person who bids for them, perhaps from 2*d.* to 8*d.* per day, according to their ability to work, the parish paying the labourer the difference between what is offered for him, and the sum ordered by the magistrates. Those who are not thus hired, are set to work in a stone pit, or perhaps are supported in idleness. I speak of the common run of labourers ; but those who are carpenters, masons, can thatch, or drain, &c. &c. obtain nearly the same wages they have done for some years ; and, as bread is cheap, they are enabled to persist in their resolution not to work under. The magistrates order all overseers to support or allow men who apply to them, as under— a single man, 5*s.* per week ; a man and his wife, 6*s.* ; a man, who has a wife and family, 5*s.* for the parents, and 2*s.* per head for each child. If the overseers can shew that the family earn any thing, their earnings form a part of the allowance. Many parishes have determined to employ only those whose settlements are in their parishes. This resolution has compelled great numbers who were comfortably settled, and maintained themselves well out of their parishes, for want of employment, to remove to their own parishes, where they added to the number of paupers, and went the rounds.

The old militia is very incomplete, having only such men belonging to it as were disembodied ; but the local militia is kept complete ; and in the present scarcity of money, the bounty of two guineas tempts many to become volunteers. This system keeps many young men

out of regular employment, who would otherwise have been hired as servants to gentlemen or farmers, and not being hired, the parishes are compelled to support them, or find them work. No person will hire a servant who may be compelled to leave them at a short notice, and, perhaps, when wanted most. And although the time of training is short, yet militia habits unsettle and vitiate; and I have known many instances where those men return with the itch, and communicate it to the families. The local militia can only be released from their engagement by becoming unfit for service. I make it a rule, both for my own service, and also for my farm-house, never to hire any person either in the old or local militia.

I see no remedy, except such prices as will enable the farmer to live comfortably, and employ his men as usual; and I am told that the great manufacturers always wish the prices of provisions to be high, as then their men work diligently, to maintain their families.

Should a reduction take place in taxes, rent, labour, poor-rates, and all commodities, equal to that which has occurred in farm produce, the farmer will of course be as well off then, as if the prices of corn, &c. had continued high.

## NORTHUMBERLAND.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Morpeth. - -	W. Trevalyan.	1 of 900 acres.	Many.	10 to 25 percent.	Comfortable.	—	{ Prohibit Import.
Gatehead. - -	Rev. Dr. Thorp.	None.	Many.	10 to 25 per cent.	{ In distress for want of employment.	{ Increased.	{ Taxes.
Blackedley. -	G. Hopper.	{ 2, of 500 acres each.	Numbers.	10 to 30 per cent.	Greatly distressed.	{ Not much increased.	{ Taxes.
Mitford. - -	Wm. Mitford.	None.	{ Four principal farms.	25 to 33 per cent.	—	—	{ Commutation of Tithe. Horse Salt, and Malt Tax. Duties on Import.
Long Wilton, near Morpeth.	{ J. Fenwick.	{ 86 farms now advertised to let.	Very many.	10 to 25 per cent.	{ Worse than ever known.	Stationary.	{ Reduce Taxes. Prohibit Import. Subject manufacture to Poor's rate.
Morpeth. - -	J. Wilson.	None.	{ All tenants at will gave notice.	10 to 25 per cent.	{ No employment, but at very low wages.	Increased.	{ Lower Rent, Tithe, & Taxes.
Alkeld. - -	M. Culley.	Two or three.	Many; but leases.	20 to 40 per cent.	{ Favourable by means of cows; others unemployed.	Increased.	{ Lower Rent and Taxes. Permit Export.

## NORTHUMBERLAND.

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*James Fenwick.*—I know of two tenants who have run away, and I have the strongest conviction that more than 100 farms are unlet; and that the great body of the farmers are in the utmost distress, verging upon bankruptcy. How can it be otherwise? Every thing is against the farmer. Look at the price of corn, and you will perceive it to be nearly the same as twenty and more years ago; when we got labour for 14d. a day, our public rates were much lower; no arbitrary tax upon imaginary profits existed; wood, iron, leather, and every article used in husbandry, were infinitely cheaper, and all the necessaries of life for which the farmer has to go to market, were obtained at a much lower price. In short, it is demonstrable that inferior lands under the present various charges upon tillage, will not earn a shilling for rent: *and let it be remembered, that a large proportion of the corn produced in the United Kingdom is the produce of such lands*, and that it would be years before they could be brought to produce grass of any value. So much has been written and said upon the distresses of agriculturists, that scarce any thing remains to be added. I tremble for the future. I fear, nay, am certain, much of the crops of last year will be sold to a great loss before a remedy can be found. I fear the bankruptcies will be numerous. I fear the farming capital is already inadequate to carry on the agriculture of the country. I know of valuable farms to be let, and which

have been repeatedly advertised, and not a single tenant of capital has offered for them.

Upon what principle the production of the food of man is to be discouraged by every possible contrivance, surpasses my poor comprehension. All the shop-keepers and working people are now beginning to feel, that if corn be cheap, they have no money to buy it. Neither gentlemen nor farmers can pay their bills. The poor are resorting in numbers to their parishes. There are more poor come upon Whitridge than it could keep.

Every relief possible should be given to the tillage farmers, by the removal of the numerous heavy taxes, direct and indirect; he should be made perfectly safe against injury from importation, which I fear is not sufficiently secured by the late bill. For example, suppose corn to attain the price at which importation may take place, and, at the same time, corn should be extremely low upon the Continent, might not such a quantity be imported in a few months as would destroy the fair advantage of the home grower, who has a right to a fair profit as well as any other trader? Upon this point I cannot speak with precision, not having the account; but what else has reduced the prices so low as at present?

The landlord's difficulty in procuring his rents, the arrears on the books of shopkeepers, of debts due both from landlord and tenant, and the fact of the quantity of corn sold at a decidedly losing price, are sufficiently decisive of the farmers' distress; but I may add a fact which cannot be controverted, and is to my comprehension conclusive, when we consider the prices of every article in life at present, and compare them and the present taxes with the prices and taxes at the time al-  
luded to, and which is, that wheat averaged 51s. the quar-



ter, the last 63 years of the seventeenth century. The want of money, or of a circulating medium, is great, and is undoubtedly in part occasioned by the bankers withholding assistance, and unusually limiting their circulation of notes; and also from a general want of confidence arising out of the acknowledged general diminution of capital.

The poor-rates have varied little here, owing principally to the plan of discharging workmen, to make employment for such as are returned upon the estate. Had this plan not been adopted, the whole produce of one farm (which is a township within itself) would have done little, if any thing, more than support its own poor and pay the assessed taxes.

By the 22d of Charles II. when the home price of wheat did not exceed 2*l.* 13*s.* 4*d.* the quarter, 16*s.* was paid upon importation, and 8*s.* per quarter until the price exceeded 4*l.* Might not some scale of this kind be adopted?

Could poor-rates and all public-rates be made to bear upon manufactures equally as upon land, considerable benefit to the landed interest would be experienced; and the justice of it will scarcely be denied.

I sold two good oxen on the 20th instant (March) at Morpeth market, at 5*s.* 9*d.* the stone, 14*lb.* The prices ran from 4*s.* 6*d.* to about 6*s.* There has been little variation lately. Mutton, 7*s.* to 8*s.*; pork, 4*s.*; butter, 50*s.* to 53*s.* per firkin; cheese (retailed) new milk, 8*d.* per pound; ditto, old milk, 4*d.* per pound.

*Rev. Dr. Charles Thorp.*—The farmers unable to pay the demands upon them, restrict their expences and diminish the number of their servants. Every thing

in their conduct and management denotes the pressure under which they labour.

The labouring poor are in a state of distress, aggravated in this immediate neighbourhood by peculiar circumstances. Many hundred persons in the parish of Rytn, in which I live, are without employment, and are supported at this moment by charitable institutions. The agricultural labourers are likely to be more afflicted in this year than the preceding. The poor-rate of this year, notwithstanding the charitable institutions, will be greatly increased.

*George Hopper.*—Several landlords will in all probability at May, be obliged to occupy their own estates, as their tenants' capitals are so reduced that they can no longer retain them; several have ceased advertising their estates, finding they could have no offers, and purpose employing servants to work them, and let the grass land thereon in summer, and straw and other produce in winter, for what it will bring. The number of farms and their size cannot at present be properly ascertained, as several continue to advertise, though they receive no offers. I know of two farms above 500 acres each, of common land, under this predicament.

Numbers have given notice to their landlords to quit at May next, where abatements of rents have not been made; and were they not restrained by leases, the whole country would have given up their farms, for distress among farmers (for it has continued now two years) was never so great; and some cruel cases have occurred near me, where the landlord will not quit his tenant, although he, the landlord, in one instance, sold greatest part of his husbandry horses, and every means the te-

nant possessed to manage his farm, for the rent due November last, a few weeks after the term; and other cases equally cruel, though not quite similar.

If the value of the farmer's capital through the county of Northumberland was taken, the loss for the last two years which the farmer has sustained, it would not amount to one-half of the capital he had enjoyed in his farming concerns two years ago.

† Instances of distress are daily occurring, from the circumstances I have already mentioned, of the whole farm-capital of the county being reduced one-half, which will convey to you an idea how those are situated who had not a capital independent of their farms, for such only can now go on with any prospect of advantage to themselves. Some tenants have offered very considerable sums to be released from their present engagements; I have heard of one on a farm of 1080*l.* a year having offered 400*l.* a year for the remainder of his term to be released, and where the loss already sustained must be two thousand pounds.

Money has not been so scarce for this last 50 years, to my certain knowledge.

To attempt to raise the price of grain at present would not be beneficial, as those in the greatest distress have sold all their grain. But I sincerely hope that Parliament would not be so unjust to the suffering farmers, as to continue on them any property-tax, when they have paid a ratio of double their profits in the best of times that have been, which ratio has now been continued two years, while their capital has been reduced one-half of what it was two years ago; and unless the tax upon horses used solely in husbandry is entirely and immediately taken off, a considerable proportion of the poor land, now under cultivation, will

be laid to grass this spring, perhaps never again to be cultivated.

*John Wilson.*—The distress of the country is certainly very much increased, from a diminished circulation of paper. The banks have withdrawn all accommodation. There has been no employment for the day-labourers, except at very low wages, and only by gentlemen who occupy their own land.

The farmers in this county hire their agricultural labourers for a year *certain*, consequently they do not suffer any diminution of wages, and are partly paid from the produce of the farm; a cow kept, and a certain sum of money—a cottage found rent-free.

I know it as a fact, that of 1230 farmers in the district of Morpeth Ward, upwards of 1000 would have satisfactorily proved, to the satisfaction of the Commissioners of the property-tax, had they been allowed to appeal, that for the two last years they had been paying the tax upon a loss, and not upon profit.

Indeed I believe most of the farms of inferior sorts, which have been brought into tillage, are not at present worth the same rents they afforded 30 years ago, as at the present low price of corn they cannot be cultivated, and it will be a series of years before they acquire an herbage to bring up stock.

*Matt. Culley.*—I purposely delayed answering the Queries, for the reason which I stated in my former letter to you, viz. that the distresses in this county were only commencing: my opinion in that respect has been but too well founded, and the gloomy countenance and depressed spirits of the farmer at public markets, are the too certain proofs of his increasing difficulties. Of the

effects of the dreadful winter I mention, you Southerners can have no conception; it will give you some idea of its ravages when I state to you, that on the 18th of March I lost 100 sheep of cold and hunger, and previous to that, 800 others. The loss anticipated in this branch of Agriculture is enormous. I know that Parliament cannot prevent such things, but I mention it, to shew the small ability we have of bearing taxation. The weather still continues its severity, and the whole of our winter keep is exhausted: we are trying corn, and other adventitious modes of support.

Not more than two or three farms, of from 100 to 300 acres, are absolutely abandoned, and now occupied by landlords. Several large farms, of 1000 acres each, or more, have been abandoned by bankruptcy, or otherwise, but are either re-let, or occupied "*pro tempore*." I have understood that the Duke of Roxburgh has been under the necessity of occupying several farms, and is sowing them down with grass-seeds.

Bankruptcy is the plainest sign of distress—a suspension of rents, as well as all other payments—a continued declension of prices, with the accompanying want of markets for produce.—Increase of pauperism, occasioned by unemployed labourers: add to all these an unexampled winter for severity, which has occasioned a severe loss in stock, both fat and lean, which has damaged the winter crops, and prevented the spring crops from being properly put into the ground.

The loss *has been* decidedly greatest on tillage farms, but must *now* be severely felt on grass farms, as both beef and mutton have gradually declined until the beginning of March last, when both dropped in an alarming manner: sheep 10s. per head, and cattle 4 or 5l. per head. The total reduction in the value of stock,

compared with the springs of 1814 and 1815, may be taken at 35 per cent. ; with that of 1813 much more.

The state of the labouring poor must certainly be more favourable in this than other districts, because labourers are generally hired for corn-wages, with a cow's keep winter and summer. This wage, which is equal to the sustentation of average families, adds many comforts, and is so little liable to alteration, that its general adoption might be of great benefit. Money wages have been reduced about 25 per cent. ; unemployed labourers receive parish relief ; smuggling of salt and gin ; poaching, and poultry stealing, have increased most astonishingly.

Poor's-Rate.								
Carham Parish.			Wooler Parish.			Akeld, Township.		
1811	£	573 0 0	1811	£	671 14 0	1811	£	35 3 6
1812	-	634 0 0	1812	-	810 0 0	1812	-	53 0 0
1813	-	516 0 0	1813	-	849 3 7	1813	-	69 0 8

To the amount of 1815 should be added the depreciation in value of the necessaries of life,

# NOTTINGHAMSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Retford.	- Rev. A. Youle.	None.	None.	20 to 25 per cent.	-	Increased.	{ Lessen the sowing of corn.
Winthorpe.	- Ch. Morley.	-	Several.	25 per cent.	{ In great distress for want of employment.	Advanced full one-third.	{ Lower rents, and let the nobility stay at home.
Halloughton.	{ W. Pogson. S. Chertum. J. Tongue. R. Rush. Th. Lee.	{ None.	{ Every one will in 1817, unless relieved.	-	{ A great many out of employment.	As high as 1811 and 1812.	{ Reduce the price of implements, lower rent and taxes.
Kirklington.	- Ed. Little.	1 of 250 acres.	Several.	15 per cent.	Want employment.	Increased.	{ Lower rent and taxes; prohibit import; warehouse our own growth.
Aversham.	- W. M. Calvert.	1 of 250 acres.	Several.	{ 50 per cent. on one farm.	{ Employed by overseers at low wages.	{ Very much increased.	{ Raise prices. Bounty on export.
Tuxford.	- W. Calvert.	Some.	Numerous.	20 per cent.	{ Employed by overseers at very low wages.	{ Risen 25 to 50 per cent.	{ Bounty on export. Prohibit import.
Newton, near Bingham.	{ W. H. Deverill.	None.	Many.	10 to 30 per cent.	{ A great number out of employment.	Increased 1-6th.	{ Lower rent and taxes. Prohibit imports.

## NOTTINGHAMSHIRE.

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*Rev. A. Youle.*—I believe it to be generally estimated, that an arable farm, growing so much grass and seeds as to support itself in milch cows and draught horses, should, at the end of harvest, have a produce equal in value to five rents of the farm. Two of the rents are consumed in supporting the stock of the farm: then there are the value of three rents taken to market—one to discharge wages, assessments, tradesmen's bills, &c.; one for the landlord, and one for the tenant, to support himself, his wife, and children.

On these three last-mentioned rents, if corn becomes *two-thirds* of the value it was when the farm was let, the farmer must experience a *loss of a whole year's rent*, or that the farm becomes only worth the expences of cultivation, supposing that there has been no *abatement* in the expences.

A tenant occupying a farm of moderate quality, if valued to him when wheat is at 90*s.* the quarter, becomes worth nothing when wheat is at 60*s.* In this place I beg leave to shew, how a farm should graduate in its rent according to the price of corn. Take a farm of moderate land, valued at 30*s.* an acre, when wheat is at 90*s.* the quarter, if wheat lowers to 80*s.* the land should lower 6*d.* the acre; so at 80*s.* be worth 25*s.* the acre. If wheat lowers to 70*s.* the land should lower 1*s.* and be worth 15*s.* an acre. If wheat lowers to 60*s.* the land to lower 1*s.* 6*d.* an acre, and then is worth nothing.



Suppose another farm, when wheat is at 90s. and the land at 50s. an acre, and another farm 25s. an acre;

Wheat at 90s. rent 50s. the other farm rent 25s. an acre.  
 at 80s. rent 45s. the other ..... 20s. ditto.  
 at 70s. rent 35s. the other ..... 10s. ditto.  
 at 63s. rent 26s. the other ..... *nothing*.  
 at 60s. rent 20s.  
 at 50s. rent nothing. From 60s. to 50s. a quarter, the land to lower 2s. the acre.

The 30s. an acre farm becomes worth nothing when wheat lowers to 60s. a quarter.

The 50s. .... becomes worth nothing when wheat lowers to 50s. a quarter.

The 25s. .... becomes worth nothing when wheat lowers to 63s. a quarter.

By taking a view of these three arable farms, of good and indifferent quality; it too plainly appears, that the *whole arable land* of the country, valued as above, when wheat was at 90s. (and expences of Agriculture continuing the same) is not, at the present prices of corn, and on an average of good and indifferent land, worth any rent whatever: or that farmers in general are suffering a loss nearly equal to the rent they are expected to pay.

It should be taken into consideration, that the property of a farmer is very generally only a personal property, and that vested in the live and dead stock, and in the tenant's right of his farm, therefore he is unprepared to meet a particular loss, such as the diminution in the price of corn; and if it continues for more than a year, he essentially suffers in his circumstances; but yet tries every possible expedient not to quit his farm, and the reason is, because his stock, &c. which lately cost him

a large sum, will, from the present scarcity of money, turn to very little account.

Having estimated in some measure the unparalleled distress of the farmer, I humbly request to remark, that society in general must feel the effects of it, and proportionably suffer. For when corn produced nearly twice the sum of money it does now, such money was not locked up in the bureau, but was immediately expended, and by such circulation all classes of men shared in the benefit, and it enriched the whole community. When corn produces only half the money it once did, every shopkeeper and tradesman in the kingdom must seriously experience a deficiency in the sale of his goods, and will find at the end of a year, that his *real profits are not so large*, as when he paid a *better price for his flour*.

The property-tax on Schedule A, produces £5,500,000  
Suppose we take for houses in cities, towns, &c. 1,500,000.

Making one-tenth part of the rent of land to be 4,000,000

Then the *rent of land* is equal to 40 millions on this supposition. But we have considered that the difference between the price of wheat at 90s. the quarter and the present prices (or lately so), was a loss equal to a year's rent, 40 millions of money; and this sum less in circulation in the country, will warrant all I have observed relative to the tradesman and the shopkeeper.

I hope you will allow me to observe, that our spirit in Agriculture is so depressed, that the next consequence will be, we shall not raise a quantity of corn adequate to the demands of our population: then the price will, in its turn, be higher than the *labourer* or the *mechanic* can afford to pay; and this contrary misfortune, as fall-

ing heavily on the lower orders of society, may be worse than the existing misfortune: therefore, on all considerations, and in all years, it is desirable that the farmer should have a price of corn adequate to his rent and expences; for if not, you endanger the wealth of the middling and higher orders of society by being too low, and of the lower orders by being too high. The golden mean should, if possible, be observed; but I believe, in considering the effects or results of a public market, no rule can be made to effect a change therein.

I think the country (taking a number of years together) will not suffer by banks not lending money to speculating men. The failure, even of the *Bank*, or of the *speculating man*, is a misfortune that confines itself to the party concerned. It has little or no effect on the country.

It is the most difficult thing in the world, to propose any remedies that would have a prospect to alleviate the present distress, because the *poverty* of the farmer is so *commanding*, that he hurries the corn to market before the consumer wants it, and the *sure* consequence is, that the *prices* must be low. From this *commanding principle* of corn going too soon to market, we can have no remedy until the quantity of corn grown becomes less than the demand. Then the reverse will take place (and not before), and prices will resume their former standard; but before this time comes, the individual sufferings, both of landlords and tenants, will be more numerous than can be possibly conceived.

*William Pogson, and others.*—We believe that the tenant who is now giving up his farm, has not sunk less than 1500*l.* in the three last years, and all the other tenants in like proportion to the capital employed.

One great reason, we presume, that causes the distress amongst us, is the high price of labour, which cannot be brought down on account of every necessary of life being high, but *bread and meat*. When the produce of the earth, twenty-five years ago, fetched about the price it does at present, labour in agriculture was about half. Blacksmiths, whitesmiths, collar-makers, ropers, and carpenters, about one-third of the present prices; lime and muck about one-third; but those must of course come down, as the farmers cannot now afford to purchase them.

*Christopher Morley.*—By the great number of public-advertisements in the country papers, it very clearly demonstrates there are an unusual number of farms offered for letting to the public at this time.

*William Calvert.*—In one instance I have been called upon, in company with another person, to fix the rents of the farms of a number of complaining tenants, on an estate belonging to a minor lady, which had been overlet by the trustees. On viewing the largest farm, about 800*l.* per annum, we were convinced the tenant could not lose, during the current year, a less sum than 600*l.* (including some repairs and improvements indispensibly necessary): however, on a careful view and valuation of the farm, we agreed to an alteration, which reduced the rent nearly 45 per cent. Another farm, not in the same parish, under more favourable circumstances, we lowered almost 36 per cent. from 300*l.* Another of about 200*l.* distant about 10 miles from the other two, we reduced about 20 per cent.; several smaller farms of from 20*l.* to 50*l.* were lowered according to the circumstances of each, from 25 to 35 per cent.

Servants' wages contribute much to the distress of the farmer; as every male adult costs him, if constantly employed, as much as the produce of five acres of his wheat-crop will on an average sell for. Wages in this neighbourhood have been lowered only about 10 or 12 per cent. and in harvest time very little reduction, owing to competition, and the haste employed in reaping very ripe corn.

The poverty or economy of the farmer has annihilated that spirit of agricultural improvement, which so lately pervaded the kingdom; so that even the bare routine of ploughing, sowing, and reaping, are all the operations which he can afford by himself, and as few servants as possible; of course the most aged, infirm, and indolent of the labouring poor were not in requisition; complaints to magistrates succeeded, when the overseers put them on the rotation list, to be employed by the farmers, a length of time proportionate to their respective rentals, paying 1s. per day, the overseer paying any further sum required for the maintenance of his family. In some parishes, I am told, much less is paid by the farmer, and that other parishes let them out by the week, to the best bidder, at little more than their meat. Those who lived out of their legal places of settlement, have created the greatest expence, as they were not employed at all where they resided, the farmers having more poor than their necessitous occasions required; and on application to their own parishes, there were probably no habitations at liberty to receive them, consequently their maintenance at a distance (without work) became more than an ordinary burthen.

*William John Calvert.*—Several farms have been relet; one of about 300 acres, let up to Lady-day, 1814, at

900*l.* per annum ; 1815, re-let at 600*l.* per annum. Lady-day, 1816, the tenant quits, pursuant to his notice to his landlord, with a loss, he says, of 200*l.* upon his capital, besides the wear and tear of implements, and the depressed value of his stock and effects. This farm is situated about half way between Newark and Lincoln, and is now re-let at 30*s.* per acre, per annum, or about 450*l.* per annum.

The unusually crowded markets with sellers, but with few buyers to meet them, protracting the markets upwards of an hour beyond their usual time of separation ; the farmers returning home without making any sales of their property, and consequently incapable of meeting their necessary expences, or of benefiting the trade of the market, to which they have been customers. Several assignments of the property of farmers have been made in the neighbourhood, and some are in confinement, at the instance of their creditors.

Our distress is greatest on arable ; the expences upon which are but little reduced (say 15 per cent.) from those of late years, and upon these farms the duration of distress has existed longer than upon grass farms ; and one circumstance giving us an advantage over some other counties may be, that the farms are generally about half arable, and the other half old pasture land, upon which are kept a number of sheep. The butchers here have begun to complain of the want of consumption of beef and mutton.

In some parishes in this neighbourhood, a number of labourers would be out of employment, except by the following means, viz.—the overseer of the parish to which they belong, calls a meeting of the inhabitants on the Saturday evening, at which meeting he puts up each labourer, by name, separately, to auction ; and they have been let

generally, at about from 1s. 6d. to 2s. per week : the farmer, or other person, finding victuals to the labourer for six days only. I was offered one of these labourers, at 1s. 6d. per week, but refused to take him ; he was a stout able married man, 34 years of age : the family, if any, is of course supported at the expence of the parish. The superfluous labourers of the parishes in which I hold land, are apportioned and allotted to each farmer, for a certain time, according to his rental, and to his next neighbour afterwards, around the parish ; the farmer paying the labourer from 8d. to 1s. per day ; and from 8d. to 1s. per day is given to him for the maintenance of himself and his family by the overseer of the poor. The poor-rates are consequently very much increased since the years 1811 and 1812. In some parishes, I have heard they are doubled, and in others more than that. The county-rates are greatly increased, and are an object of considerable burthen upon the landed interest.

According to the present, or any possible reduced scale of taxation, the current prices of grain are quite unequal to the support of them ; consequently, no attempt at remedy can produce an adequate degree of relief, which does not tend to raise the price of grain to a remunerating value. It is a most obvious fact, when considered, that the national expences being high, the national property ought to be supported, to maintain the payment of them : and if the late declining prices should be succeeded by another plentiful harvest, we may expect a still farther reduction ; particularly if wheat should attain to its maximum before the harvest, and admit of a foreign supply. Live stock will of course follow that of corn, and in this event, I am disposed to believe, that not enough of rent will arise from the land to satisfy the demands of Government ; thus rendering the whole pro-

perty of the landholder to the tithe-owner, the state, and its creditors. The reasoning adopted by Smith and Malthus, that the increase of population, and the condition of the poor, can only be favoured by a freedom in the corn trade, may only be mentioned to expose its fallacy, yet it is well calculated to mislead us upon this subject. A man possessed of no property, but in his own manual labour, cannot be entitled to his bread without the price of earning it; he cannot earn it without employment, yet this employment cannot be obtained from agriculture, if it is to remain in doubt of a reimbursement.

I cannot entertain a question as to this country's being capable of supplying itself generally, with the necessaries of life, when in a state of repose. This assumption I feel warranted in taking, from a consideration of the following observations. That the late war has acted as a stimulus to agriculture, and has added a considerable produce to that of former times, when exportation was continued for several years, to a great extent; (yet the improvements effected have a further advance to make, before the utmost proficiency is obtained) in the time of the late contest, when provisions were in the greatest request, and the population was not thought more than sufficient to cultivate the land to advantage, the manufacturer generally draining the country of its inhabitants, by an inducement in wages; thus appearing to suffer nothing from an advanced state of the markets. From declarations made by several butchers in this and the adjoining counties, that the article of their traffic is now in little demand, compared with the times of the late war; the discharged soldiers and sailors appearing to make no addition to the consumption, though the diminution is considerable in the con-



tracts made by Government, on their account. These observations tend to shew, that we may relax in our exertions to raise provisions, but that when we have the assurance of a re-payment for our labour, they may be raised to almost an unbounded extent.

The fluctuating and uncertain nature of the seasons, render it impossible that a steady and sufficient production of grain should be yearly our share, without incurring the risk of a superfluity: hence, from the perishable nature of grain, and the inadequate ability of the farmer to preserve it, a foreign market would be advisable for the excrescent stock not required for the supply of our own empire; this would assure to the farmer re-payment for his labours, and to the country a constant supply of its own produce, upon steady and equitable terms: and it must surely be an advantage to the country to export an article giving such a considerable degree of employment, and that of the most wholesale sort, to so vast a portion of its inhabitants, the husbandman to cultivate, and the sailor to navigate. The best work I have met with upon this subject, is, "Dirom's Enquiry into the Corn Laws, &c." with Mackie's Supplement, published by Nicol, in 1796, to which I beg leave to direct your attention. It is evident from this work, that the country has been capable of affording a large quantity of produce for exportation, when sufficient encouragement was given by judicious bounties, and I have no doubt this will continue to be the case, so long as such measures are pursued. From the low price corn can be grown at in foreign countries, this bounty must be considerable; and I apprehend no great evil will result from it, as the money will be expended at home, and in the improvement of agriculture.

Without this necessary encouragement, cultivation

must decline, and the internal commerce of the country be ruined. The effects produced by the depressed state of the markets, has already removed the erroneous idea, that the greatest benefit would be produced to the trader by the low prices of provisions.

As it will be necessary to keep the price of provisions considerably higher in this, than they will be found in foreign countries, great encouragement will be given to extensive emigration, from which the worst consequences must ensue. It will therefore become necessary to guard against this evil, by adequate parliamentary regulations.

It appears to me, that the proposition of equalizing the poor's expences by a general rate, must be attended with considerable difficulties, would tend greatly to abate the industry of the poor, and enhance their aggregate expences; as they would have less delicacy in throwing themselves upon the bounty of Government, than they do at present upon their neighbours, who are many of them but one step higher from indigence than themselves.

*William Hooton Deverill.*—Many tenants gave notice to their landlords last Michaelmas, of quitting their farms this Lady-day; some of which have been re-let to the old tenants, at a reduced rent; some to new tenants, and a part still remain undisposed of.

Besides several instances of seizures for rent, I have had opportunities of learning the difficulties of some farmers, and the inability of others to pay their rent, taxes, tradesmen's bills, &c.

## OXFORDSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-rates.	Remedies.
Burford.	J. Tuckwell.	{ 7, of 60 to 830 acres. }	A great many.	20 to 50 per cent.	{ Very much distressed for want of employment. }	Risen.	{ Lower Rent, & Taxes. Prohibit all imports. }
Witney.	Th. Coburn.	{ 1 of 200 acres uncultivated. }	General.	--	{ More dissatisfied than when prices were higher. }	Much risen.	{ Regulate poor-rates. }
Bennington.	{ J. Bonner, and J. Richmond. }	{ 7 farms, containing 1430 acres. }	{ Five, and would be 20 but for leases. }	20 to 33 per cent.	{ With great difficulty supported. }	Decreased.	{ Malt and other Taxes. }

## OXFORDSHIRE.

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*James Bonner.*—I know a corn parish in the neighbourhood, where I have been informed by the farmer, that they have not at this time (March 11th) half corn enough in the parish to pay the arrears of the King's taxes. What must be the distress in that parish? The country never was in so distressed a state, I really believe, since the world was known, and is still getting worse and worse.

*Thomas Coburn.*—The system of being obliged to employ yard, or roundsmen, seems to be a heavy tax upon the farmer; for although the sums they receive in proportion to their families is less per day than the regular labourer has, yet it ultimately amounts to a great deal more to the farmer, because they do not work the number of hours, and their pay so much increases the poor-rates. This winter, in the parish I reside, the roundsmen regularly came to work at nine o'clock, and left off at three. When they came to me, I remonstrated with them, and told them, that as the laws of the country compelled me to maintain them and their families, they ought in return to work the same number of hours as other labourers, to enable me to do it; to which they replied, "they would work no longer than three o'clock for me or any one else:" in consequence, I summoned them before our magistrate, the Rev. Mr. Hide,\* who told them it was their duty to work the win-

ter quarter from day-light till dark, and in the event of not doing so, he would commit them to prison. This they treated with contempt, and said, "if they went to prison (which was a matter of indifference to them) the parish must maintain their families." Mr. Hide told me the law procured no other remedy.

I think if the law would provide for their being paid so much per hour, according to the number of hours they work, upon a scale in proportion to the day labourer, it would be much better, because if they would not work the proper number of hours, the loss must be to themselves.

The erection of machineries and factories, is a very heavy tax upon the landed interest, as it settles a great number of parishioners by apprenticeships, &c. who often times become chargeable, and are obliged to be maintained out of the poor-rates, which are principally paid by the farmer, who derives no benefit from the factory; this should be remedied by the factory being rated to the poor in proportion to its returns, which are sometimes very immense, or some other mode; this would relieve the farmer.

The marshalsea rates for building and repairing bridges and other county expences, falls also heavy upon the landed interest; particularly in this county. As trade partakes of the benefit of these improvements, ought they not also to pay a portion of the expences?

The increase of bastardy among the lower orders of people, is also become a very serious expence to the farming interest, from the many litigations arising out of it: twenty years since, if a young woman happened to be pregnant, it brought down such disgrace upon her, that she was almost discarded by her own acquaintance; but it is now almost reduced to a merit amongst them.

There should be some mode of punishment, or mark of disgrace thought of, if possible, to check it, for the increase, particularly in factories where young women are employed, is alarming, and seriously expensive in its consequences. Another material one, I think would be, if the proprietors of large parishes, and that have mansions, would live more amongst their tenantry than they now do, and as they formerly did. In an adjoining parish here, Swinbrook, it is in the recollection of persons now living there, that during the time the family of the Fettesplaces (proprietors of the parish) lived, that there was but one family received parochial relief, and that was because the parish should not be attached to the adjoining one; and all this was occasioned by the bounty the poor received from the table of the mansion, which relieved the farmer, and saved their parish the expences of maintenance.

If gentlemen would live as much as they conveniently can upon their estates amongst their tenantry, it is considered by many it would do much good: the tenant would, or ought, to pay that respect that is due to his landlord; from him it would extend to the labourer, and the presence of the landlord would assist the tenant in keeping good order in his parish, and check many vices out of which heavy expences often arise.

It is not the present prices of corn that has solely produced the distress in the agricultural interest, such prices were formerly considered good, but it is partly owing to the vast increase of charges in various shapes attending the farming business, very many of which were formerly unknown.

The poor-rates in the parish I reside in, were, in number,

	£	s.	d.
Year ending April 19th, 1811, 6 rates } amounting to, .....	330	13	6
Ditto April 12, 1812, 8 ditto ditto, .....	439	18	0
Ditto April 10, 1813, 12 ditto ditto, .....	659	17	0
Ditto April 14, 1814, 13 ditto ditto, .....	714	14	9
Ditto April 3, 1815, 10 ditto ditto, .....	714	14	9

The poor are more dissatisfied now than when provisions were at highest, and, from the return of rates, are more expensive. The year ending this Easter will amount to the same as last, 714*l.* 14*s.* 9*d.*

Beef is now selling at 5*d.* to 6*d.* per pound.

Mutton, 6*d.* to 7*d.* per pound.

Pork, 6*d.* to 7*d.* per pound.

Butter, 14*d.* per pound.

Cheese, 8*d.* to 9*d.* per pound.

*John Tuckwell.*—

Beef from 5*d.* to 7*d.* per pound.

Mutton, 5*d.* to 7*d.* per pound.

Pork, 4*d.* to 5*d.* per pound.

Butter, 10*d.* to 15*d.* per pound.

Cheese, 4*d.* to 7½*d.* per pound.

## RUTLANDSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor-Rates.	Remedies.
Exon.	- J. Wright.	{ 5. from 200 to } { 300 acres each. }	A great number.	—	—	{ Increased } { 1-3d. }	{ Lower rent & taxes. Increase paper. Revise poor laws. Prohibit import. Lower taxes.
Lyndon.	- S. Barker.	None.	None.	15 per cent.	Stationary.	Decreased.	



## RUTLANDSHIRE.

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*John Wright.*—The papers are full of farmers' assignments; and arrests, and executions, either for rent, or taxes, are put in force daily; and the farmers, who yet hold up their heads, are sunk into that state of apathy, dejection, and despondency, from which it will be difficult again ever to rouse them. No permanent improvement of any sort is going forward—the eye in vain wanders for the view of hollow-drainers, or grubbers, or casters of moles and ant-hills; the miry bog and the savage mountain must now remain in a state of nature; all—all are at a stand, the labourer is thrown out of employ, and the farmer has not a shilling to employ him with! If the present prices of corn and stock continue twelve months longer, nine-tenths of the remaining farmers must be ruined,—and then who is to take the farms? As it is observable now that those farms which are re-taken are uniformly by men in the profession removing from one farm to another, in hopes another year may prove more advantageous to sell up in; but no fresh adventurers are found, who have the temerity now to enter into this precarious profession,—a profession that, even in the most prosperous times, always returned less interest for the capital employed than any other.

From the failure of the Country Banks, and the want

of confidence in those remaining to advance money, the country does suffer very sensibly in the diminution of cash and paper: though it is the received opinion, that the great influx of paper some time back was the cause of our present distress, by raising the price of agricultural produce beyond their real value; rents rose in the same proportion, and now the commodities are reduced to half their price, the landlord is unwilling to reduce his rent.

Increase the circulation of cash and paper, prevent the importations of agricultural productions, and export some of our own: a revision of the Poor Laws appears absolutely necessary; the poor in general are most wretchedly managed, and earn nothing, and it is now no longer considered any disgrace to be burthensome to a parish. Would not county work-houses, or at least twenty or thirty parishes thrown together, and a manufactory to each work-house, be an improvement?

*Samuel Barker.*—The stoppage in the circulation of the Country Bank-paper has driven from the market persons who traded on fictitious credit. But there seems reason to apprehend a real deficiency in the circulating medium, and to such an extent, as to occasion the present difficulties.

Poor Rates, 1811 .....	£8,342
1812 .....	8,141
1814 .....	12,346
1815 .....	10,816

The year ending Lady-day 1816, not made up; but there is great reason to hope it is very materially diminished.

*Prices of Provisions at Oakham Market.*

- Beef 5½d. to 6d. per pound.  
Mutton 6d. to 7d. per pound.  
Veal 6d. to 9d. per pound.  
Pork 5d. to 6d. per pound.  
Butter 13d. average.  
Cheese 4d. to 8d. per pound.  
Fowls 2s. 6d. to 3s. 6d. per pair.  
Ducks 2s. to 3s. 6d. per pair.  
Fat goose 10d. per pound.

## SHROPSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Shrewsbury. -	{ Jo. Corbett, } his own estate.	None.	None.	None.	Want work.	Increased.	Taxes.
The County in general.	Jo. Corbett.	Some.	Some.	15 to 20 per cent.	—	—	Taxes.
Marsh, near Shrewsbury.	J. C. Wood.	{ 4, from 2 to } 4000 acres each.	Several.	Some 20 per cent.	—	Increased 1-3d.	{ Regulate poor-rates. - Lower rent, malt, and other taxes.
Near Shrewsbury.	T. Gwillham.	None.	None.	15 per cent.	{ Much distressed for want of work.	Increased 1-8th.	{ Lower rent, tithes and taxes.
Cruckton. - -	Th. Hames.	None.	None.	10 per cent.	Work is scarce.	Stationary.	Reduce taxes.

## SHROPSHIRE.

*Thomas Hames.*—Some of the farmer's difficulties have arisen from their mode of living, which has been much beyond their station in life. All agricultural produce being at such a high rate, the Country Bankers thought themselves secure in making any advances to the farmers. As soon as there was a depression in the market, they thought their security less, and declined to advance any farther. The farmers lived up to their means, without considering that the evil day must come, when they would have the money to repay : being called upon to repay the money suddenly, with a falling market, many have not been able to stand the shock ; and I think the advances which the Country Bankers had made to the farmers, not being repaid immediately, is one cause, together with the depression in trade, that has obliged so many banks to suspend their payments.

*J. Clavering Wood.*—Chiefly the farmers' inability to meet all sorts of payments, and the turning off of every servant that can possibly be spared, male and female.

The farmers are now spending their capitals ; and where that is the stock of their farms only, its value has been frightfully diminished. If the distress continues much longer, bearing as heavily as it now does, where will be the capital of this part of the community ? If it be possible, let the value of produce be raised ; this is

the main matter ; *next, perhaps*, some reduction of rent, and relief from the very partial burthen of the poor-rates.

*Joseph Corbett.*—There is considerable difference in the land-valuers. Those commencing the business generally value higher than their predecessors. It is a means of getting employed : and I believe many of the instances of distress, though not all, are upon estates valued by the younger agents ; I mean younger in point of experience, and practice in the profession. Again, other high settings may have originated in the landlords pressing agents to exact high rents. But though the generality of farmers in this county are still able to pay their rents, they are getting poorer : every tax is collected with difficulty. The county rates for this Hundred, that should have been paid in January, are not at present collected.

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PART II.\*

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\* Printed in Parts, on account of being executed at two Houses,  
for expedition.





# SOMERSETSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Newberry, near Frome	John Paget.	{ Some; and run to waste. }	{ Nearly half } { the Tenants. }	10 to 30 per cent.	{ Great want of employment; even by the best hands. }	Very high.	—
Dynham, near Bath.	G. Swayne.	None.	None.	13 per cent.	Want employment.	Stationary.	—
Crewkerne,	J. Hope.	{ Dwells chiefly on the wretched state of Farms under Trustees, who are not able to give relief; and proposes a Bill in Parliament to enable them to do it. }					
Ilminster,	Th. Abraham.	Many.	Many.	25 to 50 per cent.	Badly employed.	{ Increasing; and bigger than when wheat double the price }	{ Increase circulation. Rents lowered. Tithe, ditto. }
Frome,	Mr. Crocker,	None.	Many.	15 to 20 per cent.	—	{ Equal to 1812: increasing rapidly in many parishes. }	{ Sink rents and Property Tax. }
Henlade, Mr. Taunton Wellington,	C. P. Anderson, H. Moore.	Many. None.	Many. None.	25 per cent. 20 per cent.	Very distressing. { Very many unemployed. }	Increasing. Stationary.	{ Rent and Tithe lowered; Taxes. }
Near Taunton	Webb. Stone.	{ 1 of 110 acres 1 of 146 do. 1 of 70 do. 1 of 440 do. 1 of 330 do. 1 of 250 do. and several others. }	Great numbers.	25 to 50 per cent.	{ In great want of employment. }	Increased $\frac{1}{4}$ .	{ Commute Tithe. Malt and other Taxes, &c. &c. Regulate Poor Rates. }
Sand, near Axbridge, Sidmouth,	William White, James Bernard,	Many.	Almost general.	15 to 30 per cent.	{ Great want of employment. }	Nearly doubled.	{ More circulation; Less Taxes. Taxes. Restore credit. Lower Rent and Taxes, increase Circulation. Taxes, Tithe and duties on Import. }
Ucbeater, -	George Tuson.	{ 5 from £100 to £400 a year each. }	All my Tenants.	25 to 33 per cent.	Out of employment. Many have suffered severely for want of employment. In a state little short of starvation.	—	
Nr Bridgwater	R. Locke.	Very many.	Almost all.	20 to 33 per cent.		Rather decreased.	
			All in general.	25 to 50 per cent.		Greatly increased.	

## SOMERSET.

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*Richard Locke.*—Our country perhaps in some particulars is more peculiar than many others in the kingdom; almost every inhabitant having had some little property of his own, and rented some of others. The purchase of this property was often made at a dear rate, and some part of the money borrowed on mortgage. The great depression of the markets obliged these landholders to sell the productions of their own lands to pay their rent. The mortgager became dissatisfied, and entered upon the premises, which have frequently been sold for less than they cost; but more frequently have been put up to auction without a single real bidder. Now comes the collector of taxes; the goods and chattels are sold, the man goes to gaol, and his wife and children to the workhouse.

Fictitious credit for a time, enabled many to keep back their corn, &c. till the market became to their taste. This is now over; mutual confidence between man and man is utterly destroyed. The bills of the country banks are numerous, and in sufficient estimation, could they be obtained.

The labouring poor have great difficulty in procuring work at very reduced wages—and are in a state little short of starvation. The year ending Easter, 1811, was expensive—the poor rate of this parish of Burnham amounting to £462. 19s. 2d. In 1812, it was £386. 2s. 10½d. In 1815, £570. 5s. 11d.; and in this present year £723. has been already expended—accounts to be closed at Easter.

An erroneous opinion seems to have gone abroad, that "tenants only feel the pressure of the times." But when a tenant becomes insolvent, the landholder must suffer also.

I have an estate, which sometime since produced me upwards of £800. per annum, on which I owe £3000. Much of my land has been thrown upon my hands, for which I have been obliged to pay property tax, though I have not made a penny of it. You will see that the poor rate is nearly doubled, and here, that the land is about half price. I have a very pretty cottage with lands adjoining, which I did let for some years at £78. per annum, for which I cannot now obtain 40*l*. Another property I let for a term at 94*l*. per annum, but the man has absconded and cheated me of hundreds. The land is now re-let at 40*l*. per annum. Thus, out of 800*l*. per ann. when I have paid my interest and all taxes for vacant lands, I shall scarcely have two hundred pounds a year to maintain a wife and seven children. Servants, dogs and horses are already given up. And I may add, my case is far from being a singular one.

P. S. Since writing the above, I have had another property of 50*l*. 15*s*. per annum thrown upon my hands.

*Thomas Abraham.*—There are many farms in this neighbourhood in the hands of the owners—many of which farms have lately been quitted by tenants who could no longer remain on them, haying sunk their property, their stock has been seized and sold, and fresh tenants cannot be procured. I must beg to decline stating the farms, as it is obnoxious to mention persons' names who want the same rent for their lands, now wheat is at 7*s*. a bushel, and beef and mutton 5*d*. per pound, as they did when wheat was 16*s*. per bushel,

and beef and mutton 10*d.* per pound; one year more will throw half the farms (and particularly poor farms) into the hands of the owners. Any relief that can be given, by reduction of taxes, will be ineffectual; the produce must be advanced, or at least 40 per cent. must be taken from the present rents, taxes, and tithes, &c. &c.

I know many estates where an abatement of 60 per cent. would not do—but I also know farms where little or no abatement will be required.

A farmer near this place entered on a farm of 1000*l.* a year, at Lady Day 1813, with a capital of 3000*l.*; he has lately valued his stock; it is not worth 2000*l.*; at Lady Day 1816, there will be a year's rent due, after paying which he will only have 1000*l.* left, and in one year more if things continue in their present state, he will be reduced to beggary: he is an industrious man about thirty years of years, with a wife and five children;—can any thing be more distressing? There are many such cases.

The distress is greatest on arable and grazing farms at present—dairies and ewe flocks have paid best, or perhaps I should say, lost least for the last two years; but every man is now applying his land to these purposes, and another year will put all farms on the same terms: in fact, where the *modern rents* are paid, distress is general, and a very short time will shew it. I am now going to make an assertion which I can prove, and which the country will shortly find to be the case, viz. in various districts of the country, all the stock of corn and cattle on the land is not worth three-fourths of the money that will be due for rent, tithes and taxes, next Lady Day from the occupiers of the land,—a melancholy truth, but it is certainly so.

The diminished circulation of paper is general

throughout the kingdom; this cannot be local; this has been the greatest evil, and it is impossible to foresee the consequences. The bankers can give no assistance, and I very much doubt if more than three-fourths of them are solvent; and if the day should come (and it is by means improbable) that credit should receive a severer shock than it has already, and if these persons should be called upon to pay in specie or bank paper, one-fourth of what is now considered property, would be annihilated; and this would be attended with a farther reduction in the price of farm produce, and add to the present distress.

The poor are badly employed—and they are fast approaching in appearance and manner to what they were 30 years ago: They have already lost that honourable independance they for the last 20 years have enjoyed, and in many situations their starved countenances and appearance altogether, shews their humble and distressing condition—the poor's rates are increasing throughout the country, certainly higher than when wheat was 14s. and 16s. a bushel. The increased business at the Petty and Quarter Sessions for trifling offences, shews the wretched state of the poor, and how badly they are supplied.

If Government can by any means restore credit, and get into circulation three pounds where there is only one, the thing is accomplished; if this cannot be done, (which no man will for a moment suppose) a reduction at the least from the modern rents, tithes, and taxes, of 40 per cent. must be made; nothing short of this will do, and that the landowners will find. Let them who still insist on high rents, do justice before it is too late: as for any relief from the reduction of taxes (in our present situation) it cannot be expected. The farmer's account must be with his landlord—the landowners must make their bargain with Government.

to this it is fast approaching, and to this it must come—and the longer it is delayed, the more severely will it be felt, and the greater will be the ruinous consequences.

It has been the practice of late years to throw every burden on the farmers; a thing little thought of, but which is more grievous in many parishes than the poor-rates; I mean the highway rate and statute labour for repairing the roads. What reason can there be why the public, who use the roads, should not keep them in repair. Why is a farmer to make smooth and fine roads, for others to enjoy them almost free of expence? I humbly beg to suggest, that a Bill should be brought into Parliament to enable the commissioners of all the turnpike-roads in the kingdom, to raise the tolls equal to keeping the roads in repair. Why should not the gentleman, the merchant, the monied man, the coach-master, and waggon-keeper, repair the injury they commit? This would be a great relief to the yeomanry. It is justice, and no man could complain.

*Mr. Crooker.*—This town (Frome) depends much on the manufacture of broad cloths and kerseymeres, having some opulent and well established manufacturers, whose trade is very extensive, both at home and abroad. The fluctuation of our poor-rates depends more on the success and depression of our trade, than on any change of the agriculture in our parish. The expences of our poor in 1812 were 566*l.* 4*s.* 9½*d.*; but in 1815 were 517*l.* 19*s.* 7*d.* But I am well informed that the poor-rates in the surrounding parishes are increasing rapidly.

*Rev. G. Swayne.*—Some small farmers, who were before in a tottering state, have been quite over-

turned by the sudden fall in prices; but those who had realised any property, or were not much behind with their rent, stand their ground. They in general petition for an abatement of rent, desirous no doubt of being in the fashion, introduced through the operative indulgence of some great landlords, rapidly circulated through the country by means of the public prints; but I do not hear of any of these latter giving notice of quitting in consequence of their petitions being rejected.

The disbursements from the poor book of  
 this parish, from Easter, April 20th, 1811,  
 to ditto, March 1212, being 49 weeks  
 (county rate deducted) - - - 234 17 2  
 Add the proportion of 3 weeks to make 52 14 2 5

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L.248 19 7

Ditto, from Easter, March 29th, 1812, to  
 ditto, April 19th, 1813, being 55 weeks  
 (county rate deducted) - - - 260 4 4½  
 Deduct the proportion of 3 weeks to bring  
 it to 52 - - - - - 14 3 10

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L.246 0 6½

Ditto, from the 30th of Oct. 1814, to  
 Oct. 1st, 1815, being the last account  
 entered in the book, 48 weeks (county  
 rate deducted) - - - - - 239 9 4½  
 Add the proportion of 4 weeks to make 52 19 10 9

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L.254 0 1½

N.B. Two extraordinary items in the last account, amounting to nearly 20*l.*, deducted, would leave little difference between that and the former years.

*John Paget.*—A gentleman of my acquaintance has been under the necessity of taking several hundred acres of his estate into his own hands, although he offered that any respectable and competent *third person* should set a price between him and his tenants. As to myself, I have always let my farms at moderate rents; and therefore have not suffered so much diminution of income as many other gentlemen. One of my farms in this neighbourhood (Frome) which the tenant gives up (not on account of rent) at Lady-day next, and for which he gave me 340*l.* I have re-let for 300*l.* In the county of Bedford I have two farms which were let on lease from Michaelmas 1809, to Michaelmas 1815, at 440*l.* being about 23*s.* per acre. One of them at 240*l.* the other at 200*l.* per annum: that which was let for 240*l.* I have with difficulty re-let at 170*l.*; for that which was let at 200*l.* I have never been able to obtain a *single offer*, though I have an active agent on the spot, and though I would have let it for 140*l.* or an abatement of 30 per cent. It is now *unoccupied*, and running to thorns and thistles, the rent of course totally lost.

The most prevalent and obvious symptoms of distress are, the general inability to pay rent, the great number of ruined farmers, and the endless sales of farming stock, &c. I have an undivided fourth part of a manor in the county of *Rutland*, where I understand the tenants (corn farmers at about a guinea an acre) cannot in some instances *advance the landlord's property tax!*

The distress of the *corn* farmers has *hitherto* been infinitely greater than that of the butter and cheese farmers, which latter is the description of *most* of the farmers of this vicinity; but now these also complain most heavily—within this few weeks cheese and butter



are both greatly fallen in price ; butter sells *this day* (Feb. 17th) at Bath for 13*d.* which *this day twelve-month* sold for 22*d.* Fat pigs are fallen in price nearly, if not quite *half* in the same period.

*J. Hope.*—A subject of considerable importance is, to a numerous class of persons who hold estates by leases granted by trustees, at rents it is impossible for them to pay—the consequence of which will be ruin to the farmers so circumstanced, and ultimately to the estates they occupy. And as the trustees have not the power of affording redress without an application to the Court of Chancery, the delay in all cases, and the expence in numerous ones, (if a general reference to that court should be necessary) would be so great, as to render the proposed relief almost nugatory—for if it is not prompt, it will be no relief at all.—I beg leave to suggest to you the propriety of a Bill to enable trustees to affix such relief as they may think their respective tenants entitled to, from year to year, during the continuance of the present existing leases: no bad consequences can result from such a bill, as the same discretion as has hitherto been exercised in their behalf, will no doubt be continued. If a recommendation to this effect should come to Parliament, from the respectable and useful Board, with which you are so closely connected, no doubt but it would be entertained. Something of this sort must be done, or I do assure you that almost all the trust estates, with the farmers of them, will be ruined. I think a discretion should be given the trustees, as the relief ought to be regulated by various circumstances of past advantages. An application to the Chancellor for relief to small farms (and they are very numerous) if they got a remedy, it would be as bad or worse than the disease.

I know that it is the universal opinion that farmers are very rich ; I can assure you that from my knowledge of very extensive districts, that it is a very mistaken one. With a few exceptions, all they possess is the stock on their estates, and a small floating capital ; and lands are sunk in value in my opinion nearly in the following proportion : if the full rents are exacted, the greater part of the estates held by leases at the late high prices, will be without stock, and the most useful class of men in this or any other country reduced to day-labourers, without masters to employ them.

Dairy lands about one-third, good arable full one-half, sheep as partaking of pasture and arable, about two-fifths, and poor arable land which has been letting from 20s. to 30s. can no longer be cultivated, as the crops will not cover the expenses ; they must be laid down to grass (I know many hundred acres of this kind of soil, even in this fine county), and will in that state be worth from 2s. 6d. to 7s. 6d. *and no more* : to be perfectly understood, 20s. land will be reduced to 2s. 6d., and 30s. to 7s. 6d. and the intermediate prices in the same proportion. I have taken the liberty of being thus particular, that you may see the propriety of the relief to be afforded being left to trustees. My opinion may not be of much value to you, who have such good general information ; but I beg to say, that I think good arable lands feel at this moment the highest degree of depression that they will experience. The bad lands will grow no more corn ; and when we are confined to the growth of the good, grain will rise in price, provided the present law remains in force. I think the importing price should have been 12s. ; for should wheat average 10s. at any time, the country would be immediately inundated with foreign corn, and the effect would be similar to that of the last years

excessive importation. I shall only add, that I hope you will give me credit for being perfectly disinterested, when I assure you that I farm no trust estates, and have no other motive but the welfare of my country, which can no longer be prosperous and happy than the agriculturist is preserved from ruin.

*C. Proctor Anderdon.*—Their irregularity in payment of rent and taxes, frequent sales under seizure, and a general change of appearance in their mode of life.

*William White.*—The difficulties which have lately attended private accommodations, in pecuniary concerns, have added much to the distresses of the farmers, and continued to affect the general dealings of the country, to an alarming degree.

The difficulties, distresses, and despondency of the farmers at the present time, are so great and numerous, that remedies for their various sufferings will require time before they can be felt with effect; but I think if an adequate supply of specie and paper, from the Bank of England, or otherwise, was to be sent to the agricultural districts of the kingdom, for temporary accommodations, under proper regulations, it would have considerable effect.

*Webb Stone.*—The farmers' inability to pay taxes, and other parochial rates, from the unequal proportion between them and the present price of produce, which also makes them incapable of paying even the reduced rents. The farms not sufficiently stocked—the great number of cattle driven to market for sale by those that rather ought to be able to purchase—the frequent seizures for rent and taxes.

All money, as well as property, ought to pay to the relief of the poor.—Tithe to be paid for at a fixed rate. Some regulation as to the settlement of paupers, so as to do away the frequent litigations between parishes, on orders of removal. The erection of workhouses, where parishes cannot afford to establish them; means to be adopted to enable, and oblige them to do so. Paupers receiving parish relief, to make over by deed without stamp, all property whatsoever they may or shall possess; from which parishes to reimburse themselves as far as the expences they have, or may be at: if any surplus, to go to the pauper's relatives. In a late bankruptcy in this neighbourhood (Taunton), a great many paupers, who were receiving parish relief, came in and proved interest notes due to them by a bank to a considerable amount.

Farmers should be exempt from paying tolls on drawing manure of any description at all times of the year, carrying corn, hay, or straw to market, or driving cattle to market. Before a bill of indictment is found on any road, proof should be made that six weeks previous notice had been given to the surveyors of the parish, and that no *bona-fide* repair had since been made. The temporary accommodation of paper circulation would afford considerable relief: tenants are almost daily absconding for want of means to go on. The repeal of the Insolvent Debtors Act highly desirable.

*George Tuson.*—In the neighbourhood of Ilchester many farmers have absconded and deserted their farms. Others, to an unusual number, are in this gaol. More seizures for rent have been made by me and others here, for the last six months, than I think I ever remember before, in a period of six years or more. More cases

have occurred of fraudulent removal of stock and goods, to avoid seizures, and of breaking and running away. I know very few farmers indeed here who may be said to be really solvent. I consider a great majority of them to be insolvent.

This county is certainly much distressed from a diminished circulation of paper. No accommodation is now offered by any country banks to the most respectable farmer. From this cause, and a general want of money and confidence, farming stock has been sold at a very reduced price: cows with calves, at sums from 5*l.* to 8*l.* Carting colts from two to four years old, from 10*l.* to 12*l.* And in sales under seizure for rent, I have known the prices still much lower, and frequently no buyers at all.

*Webb Stone (second letter.)* A regulation occurs to me, that would tend to relieve the present heavy burthen of the poor rates; I mean that of paupers receiving parish relief, wearing a badge: this was first established by the 9th and 10th of William III. Cap. 30, Sec. 2.; but repealed by the 50th George III. Cap. 52.—I believe the causes that occasioned the repeal, was owing to certain considerations at the time, connected with the French Revolution. To the non-use of this distinction, between independance and want, may be attributed a considerable degree of pauperism; and although the regulation was not repealed till the 50th George III. it was hardly ever put in force after the continental revolutionary principles first broke out. The great necessity that is admitted to exist, and the anxiety expressed to relieve the agricultural interest from the heavy burthens that press upon it, of which none is more felt than that of poor rates, I would humbly submit the propriety of

the revival of this regulation. The circumstance which I stated in a reply to the 9th query, that several sums of money at interest, belonging to persons receiving parish relief, were proved on a late bankruptcy in this neighbourhood (Messrs. Young and Sons), points out the salutary effects that might arise from such a measure, as no banker or other person ought, under such circumstances, to receive money in trust, without communicating it to the parish; and it might not be amiss, if he did, to make him liable to a penalty. In the parish in which I reside, of about 2000 acres, in which there is no manufactory, and may therefore be considered purely agricultural, the poor-rates have increased from the year 1792, from five rates a year to twenty-five; and I cannot help thinking if the badge was re-established, and enforced, a considerable diminution would take place. Reliance on charity of any kind, but more especially where it is not open to public observation, tends to deprive the soul of activity and energy, and sinks it into idleness, vice, and profligacy. Without the badge, the disgrace of such conduct is concealed from public view and observation, and is thereby rather nurtured than diminished—the worst of passions: whilst this goes on, cunning and art take place of exertion and fair dealing, and the ties of nature and society are both made subservient to the grand object—gain under any deception. This, in addition to that I formerly suggested, that money as well as property should contribute to the maintenance of the poor, appear to me would most materially relieve the agricultural distress. It is a general observation, and I believe a very correct one, that as pauperism extends, so does profligacy and misery.

## STAFFORDSHIRE.

Place.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	State of the Poor.	Poor Rates.	Remedies.
Walsall, -	J. Curtis, -	None.	None.	10 per cent.	{ Not worse than 1812, but some unemployed. }	Risen.	{ Taxes and rent to be lowered }
Wolverhampton,	Sam. Fereday,	Many.	Many.	A few.	{ Nearly half unemployed, and great distress. }	Risen greatly.	More paper.
Wolverhampton,	Wm. Pitt, -	None.	Some.	15 per cent.	—	—	Lower rent and taxes.
Fisherwick, -	Ric. Bowman, -	None.	Intended.	30 per cent.	Want employment.	—	Lower rent and taxes.
Penkridge, -	Sir E. Littleton,	None.	None.	15 per cent.	{ Good, compared with former periods. }	High.	—
Willoughbridge } Wells,	S. Harding, -	None.	Many.	14 per cent.	{ Many greatly suffering for want of work. }	Risen.	Lower rent and taxes.
Lichfield, -	Tho. Levett, -	None.	None.	None.	{ Great number unemployed. }	Stationary.	Taxes.
Dunstal, near Lichfield, -	R. Harvey, -	None.	Some.	15 to 30 per cent	Want employment.	Stationary.	{ Prohibition, importation, distillery, taxes, and rent lowered. }
Barton, near Lichfield, -	R. H. Wyatt,	None.	None.	{ on 12,000 ac. from 15 to 20 per cent - - }	{ Much worse from want of employment. }	{ One-fifth higher and rapidly increasing. }	{ Government manage poor, lower rents and taxes. }
Lichfield, -	Sa. Bradbone,	None.	—	15 to 20 per cent	{ Great numbers want work. }	Risen 33 per cent.	Lower rents, Malt tax.
Newbold, near Lichfield, -	C. Johnstone,	Very few.	Several.	—	Well off.	Risen.	{ Bounty on export, prohibit import, reduce taxes. }

## STAFFORD.

*Charles P. Johnstone.* — Those farmers who hold leases at an heavy rent are now going back, and consuming a part of that capital which should be laid up as a future pittance for their old age, and the putting out of their children in trade, or the farming profession.

Every description of farming produce, except wool, has fallen in such an unprecedented quick way, that a farmer is now obliged to thrash out three times the quantity of corn, in order to produce a sufficient sum to cover his regular expences, and which he easily met three years ago, with a third of the above quantity. In 1819 I have given 11s. per bushel of 36 quarts for seed barley, now it is 3s. 6d. Beans were then 14s. per bushel, now they are about 4s. Peas were the same price, now they are worth about 5s. The tithe, and the poor-levies were rather higher than they are now, but the government payments continue the same. It is therefore next to an impossibility to meet the present exigencies, unless farmers can obtain a fair price for their produce. To do this, wheat should be 12s.; barley 6s.; oats 4s.; beans about 7s.

*Robert Harvey.* — Many farmers are not able to pay their rent and taxes, nor to buy manure.

The remedies that occur to me for alleviating the present difficulties, must naturally be, if possible, to increase the demand for corn, and all other farming produce, by encouraging the use of grain in the distil-



leries, and by prohibiting the importation of any thing which could be carried from our own country, such as cheese, butter, tallow, &c. &c. If that cannot be done, such rents as were laid on three or four years ago must be much reduced.

*Richard Bowman.*—Several holding farms from 2 to 500 acres, have lost from three to four hundred a year, and so in proportion.

The state of the poor will soon become very bad: the farmer being unable to improve, cannot find many employment.

*Robert H. Wyatt.*—Forcing the produce of their farms on bad markets, and disposing of it at any rate, in order to meet the demands upon them, is a certain proof of distress and the insufficiency of capital.

The facility with which money has been obtained from country banks, has enabled thousands with very little capital to compete with, and to supersede men of adequate capital for the occupation of land, and created a splendid, but false shew of opulence. This resource is now withheld, and ruin is overwhelming the needy tenantry.

The want of coin, and a greater supply of Bank of England paper, has induced a circulation of country bank paper exceeding all reasonable bounds, and exposed the public to great risk. The insolvency of numerous country banks has already involved thousands in the utmost distress, and proved the perniciousness of the system. I have no doubt but the excessive issue of country bank paper increased the price of provisions unfairly, and that the present restricted circulation of good paper materially affects their depreciation.

As immediate remedies, landlords should promptly reduce rents which are excessive; and parliamentary taxes borne by the tenantry should be diminished, to compensate them fully for the exclusive maintenance of the poor, the public roads, and the church and county rates; and with a view to render parochial burdens more tolerable, the labouring poor, for whom agricultural labour cannot be obtained, should be employed in the reparation and improvement of town-streets and roads, and not suffered to be in idleness, or relax with vicious practices, from the want of employment. The enormous contributions of landed property to support the poor, roads, and county rates, and more particularly in populous districts, very greatly increase the distress of the tenantry; and I am not aware that any thing would more effectually and permanently benefit the landed interest, than Government taking the conduct of them, and causing these heavy charges to be borne by the nation at large, and raised according to a property tax, which, above all others, appears to me the most equitable mode of general taxation; and I am sure that such is the opinion of a large majority of the country: and if the existing Property Tax were fairly modified between income arising from real capital, and that from adventitious sources, and graduated according to the amount of income, that both in principle and operation it would be found to be a proper tax to be rendered permanent, for raising those expenses which should be proportionably borne by the country at large.

*William Pitt.*—Respecting the prices of provisions, I am of opinion they are now as high as they ought to be. Wheat 8s. or more for 72 lb.; butcher's meat 6d. per lb. or more; butter 16d. per lb.; cheese half as much:

a few years ago these prices were thought enormously high, and they are now I suppose considerably above the average price of Europe.

*Samuel Fereday.* — Being largely in the concern of the sale of lime, it has been the custom to be paid for such sale every six months, and at all periods prior to the year 1815, I generally received six-seventh parts of the whole of my demands; but have much to lament, that I do not now receive one-sixth part thereof, this being the real fact, must prove the absolute distress the farmers labour under in this part of the country at this time; and the consumption is decreased in proportion.

Such is the state of the labouring poor, that nearly one-half are out of employ, and reduced nigh to starvation; and such is the extent of application for parochial relief, that I expect it will almost take a sum equal to the rent of the land to pay poor's-rates and taxes; it is thought the whole will be required if no immediate assistance is given.

This being a commercial country (Wolverhampton) a want of trade I believe to be the cause; nothing less than a restoration of trade and an influx of money can procure a change and remedy: and I do conceive, that to raise the capital of the country to what it was in 1813, to be the only radical means of preventing inevitable and absolute ruin, as the greatest distresses are daily occurring for want of employ; and the labouring classes are more dissatisfied now, than when corn was 20s. a bushel, having *then* constant work and good wages, and at *this time* neither.

*J. Curtis.* — The rents here are paid nearly as well as heretofore; the tithes are paid more reluctantly. I

know of no particular circumstances denoting the distress of farmers: it is true they have not so much money to spend, but no actual distress: their farms are likely to suffer for want of money, to lay out in improvements, and to their credit, it is said, that great improvements have been made, particularly in under-draining, within the last 20 or 30 years.

*Samuel Harding.*—Many have been greatly distressed by the serious deduction in the price of grain and stock, their whole produce being now nearly consumed to pay their rent, servants' wages, taxes, and other bills due at Christmas. They are deprived of the means to support their workmen and labourers, and the great depression prevents the possibility of their borrowing money to supply their present wants; consequently, it is to be feared, the next half year rent and taxes must arise from the sale of stock necessary to be kept on their farms.

The poor's-rates would be greatly relieved by some house of industry being erected in each parish where the poor might be employed in different branches of manufactory, according to their ability; but the parishes in agricultural districts are now incapable of raising money for that purpose. Other great expenses are frequently incurred by removing paupers from place to place, when a trial is the consequence between the contending parishes; much money is in this way expended, and I am of opinion, would be remedied by the management of the poor being taken into the hands of Government.

I beg leave to suggest to your attention where the farmers would be much benefited (at least the dairy farms, and without any diminution of taxes, but rather, on the contrary, an increase by the duty on

glass), viz. windows in dairy and cheese-rooms. The farmers are now liable to the payment of window taxes (if they are glass), and for the purpose of saving that tax their windows are latticed with wood, &c. by which they suffer more damage (if it was fairly estimated) than the amount of the tax, from the damage done to their cheese, by admitting the cold air upon it, which causes it to crack and become unsound, and will be much longer in getting ripe for the factors. When the windows are glazed, the dairy maid admits air, or excludes it, as occasion may require. In the dairies also, the milk, when exposed to the cold air, will not put up that quantity of cream, as when kept warmer. Experience will prove the justice of these remarks; and, as I believe, both Government and the country at large would be benefitted by the farmers being allowed to glaze their *dairy and cheese-room windows*, without being subject to the payment of a tax for them; I hope you will see the propriety of submitting the hint for the consideration of Parliament.

*Sir Edward Littleton, Bart.* — My rents have hitherto been well paid, the arrears not having exceeded their usual trifling amount.

# SUFFOLK.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Mildenhall, -	Tho. Archer, -	One.	—	But few.	Many unemployed.	Stationary.	{ Horse and Prop. tax, equalized poor rates, lower rent, prohibit import of wool. Taxes and rent lowered.
Icklingham, -	Edw. Gwilt, -	None.	None.	None.	Grl. want of employ.	Stationary.	{ Malt tax, &c. Emigration Taxes and rent lowered.
Bealings, -	Ed. Moor, -	Several.	None.	10 to 30 per c.	Many want employ.	{ Stationary. { Stationary; in some rise to 20 or 30 per c.	
Nedging, -	W. Chaplin, -	None.	Some.	33 per cent.	{ State worse than ever known. Many out of em. Many unemployed.	Decreased 1-6th.	Taxes.
Stoke Ash, -	J. Hayward, -	Five Farms.	Two.	20 per cent.	{ In a lamentable state, in 1 parish 70 men unemplo. { Many unemployed, and great distress.	Increased.	—
Melton near Woodbridge, -	Mr. Studd, -	{ 10 farms, each from 300 to 600 acres.	Some.	None.	{ Well off if they can keep up wages. { Stationary.	Much increased.	Taxes.
Rushmere, -	Robt. Fuller, -	6 farms, 12,000 a. 3.	{ Above 50 farms within 10 m. entered by distress, and most unlet.	None.	{ Many unemployed, and great distress.	Increased 3-4ths.	Taxes, regulate rates.
Framlingham, -	Jo. Bennington, -	Several.	Many.	20 per cent.	{ Well off if they can keep up wages. { Stationary.	—	Taxes, & prohibit import.
Debenham, -	Wm. Moore, -	None.	Several.	15 to 20 per c.	Stationary.	Stationary.	Taxes and rent.
Alderton, -	J. Rodwell, -	Several.	Many.	20 per cent.	{ Many unemployed, and in distress.	Increased 1-8th.	{ Repeal the warehousing act, and give bounty. Higher prices.
Trimley, -	J. Weeding, -	None.	Several.	10 to 20 per c.	Well paid.	Increased 1-5th.	Malt tax, and tithe.
Mendlesham near Thwaite, -	Dan. Simpson, -	None.	None.	25 per cent.	{ Great want of employment, never worse.	Stationary.	{ Rents, tithe, and taxes lowered.
near Woodbridge, -	J. Abiltt, -	One, 200 acres.	None.	—	{ Bad state, never worse.	Increased 1-8th.	{ Malt and other taxes, raise prices, Malt tax, and increase circulation.
Alderton, -	Sam. Brewer, -	Several.	Many.	—	Much distressed.	Increased 1-8th.	
Alderton, -	Sam. Gross, -	One, 200 acres.	None.	20 per cent.	{ Great numbers unemployed.	Increased 1-8th.	

# SUFFOLK, continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Westwood, Yoxford	Tho. Taylor,	- { 1 of 300 acs. 3 { 1 of 100 acs. 1 of 30 acs.	Many.	{ from 15 to 50 per c.	{ Vast numbers out of employment, and assem- ble in bodies, with very hostile me- naces.	Increased 2-3rds.	{ Sink rent and taxes, and raise prices. Public granaries.
Scole Inn,	J. Drake,	- None.	None.	None.	Want employment.	Stationary.	—
Stow Market,	Tho. Rout,	- None.	Several.	None.	Many unemployed.	Stationary.	Sink tithe, taxes.
Culpho,	J. Thomson,	- None.	None.	Some 10 per c.	Many unemployed.	{ Must soon be doubled.	Malt tax.
Stowupland, near } Stow Market,	B. Tailor,	- In 4 cases.	2 { 1 of 700 a. 1 of 200 a.	None.	Many out of employ.	Stationary.	{ Lower rent, tithe, and taxes.
Brome,	Rev. T. C. Negus,	- None.	None.	None.	Employed.	—	Taxes and bounty.
Elden,	R. Fowell,	- 2 { 1 of 700 a. 1 of 1,200 a.	—	—	—	—	{ Repeal taxes, and Game laws.
Chippenham,	J. Cawston,	- One.	Several.	None.	{ A great many unemployed.	Rising.	Taxes and circulation.
Barton,	Rev. T. Tenton,	- None.	Many.	12 to 25 per c.	1-third unemployed.	Reduced 1-4th.	Lower rent, tithe, & taxes.
Lavenham,	Rev. J. Buck,	- None.	None.	None.	Very distressing.	Decreased.	Taxes.
Bradfield,	Wm. Green,	- None.	Many.	33 per cent.	Many unemployed.	Risen 1-4th.	Lower rent, tithe, & taxes.
Debenham,	Rev. Wm. Hurn,	- None.	None.	—	Want employment.	Stationary.	Lower rent, tithe, & taxes.
Wetheringsett,	J. L. Press,	- None.	Several.	30 to 50 per c.	{ Very bad indeed from want of employment.	Increased.	Lower taxes.
Brockford	{ T. L. Revett, L. Gowing,	- None.	—	10 to 15 per c.	{ Worse off than in dear times for want of employ.	—	Lower rent, tithe, & taxes.
Tostock,	Rev. J. Oakes,	- None.	None.	—	Much more wretched than when corn was at the highest.	Nearly Doubled.	{ Bounties on export, and duties on import
Theberton,	Capt. Wootton,	1 of 350 acres.	—	—	Many want employ.	Increased.	—
Buxhall,	Rev. H. Hill,	- Very few.	None.	Near 50 per c.	—	—	—

## SUFFOLK.

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*R. Fowell.*—A number of advertisements in every weekly newspaper of farming stock to be sold in consequence of the occupiers inability to hold their farms.

The taking off the war tax on malt—tenants' property tax—and tax on farming horses, and to give a bounty on the exportation of wheat—all this added together, would tend to relieve the present difficulties; and unless some relief is afforded, the total ruin of the tenantry in this part (Elden, near Thetford) is inevitable; for it is a fact, generally acknowledged, that every farmer here is losing, at least, the whole rent of his farm yearly.

*J. L. Press*, Wetheringsett.—*T. L. Revett* and *L. Gowing*, Brockford.—There can be no doubt that the diminished circulation of paper causes a decrease in the price of every article of life consumption, but the original evil, in our opinion, was the large circulation of paper.

*J. Tailer.*—One farm of 800 acres, which cost a few years since 32,000*l.*, and on which 5,000*l.* has been expended, was lately sold by the owner for 20,000*l.* (through necessity) the amount only of the mortgage. Two others, of 70 or 80 acres each, are here on sale, from the distress of the owner. Such is the depreciation of landed property, that where I obtained 1,500*l.* (as executor) for a lease of eight years, at Michaelmas,



1814, I have now reason to apprehend I could not obtain one shilling. In this case the deceased farmer, an intelligent and industrious young man, had sunk his personal property. I know also one case in Norfolk, of a farm of 120 acres, and two in Essex, from 400 to 1,000 acres, where the tenants have given notice to quit under positive insolvency. One other case in Essex, of a farm of 140 acres, which cost, with improvements, more than 12,000*l.*, is now offered for 6,000*l.*

*John Thompson.*—One of the most alarming symptoms of a decline is the situation of the labouring poor, numbers are out of employ, because their masters cannot pay them for their work. What then is to be done? They cannot starve! They are sent to work in the roads, and are maintained by the poor-rate. Thus the evil day (payment) is postponed to some future time! I was informed last week, by two gentlemen who saw them, that they passed by a gravel pit where forty persons of this description should have been at work; on the contrary, some were ringing a peal on their shovels—some, acting as serjeants drilling their men, &c. &c. Dreadful symptoms of a decline: and if some immediate relief cannot be obtained, I may conlude by saying, “On the verge, nay even in the gulph of bankruptcy.”

*Rev. Thomas Fenton.*—Numerous failures—the non-payment of rent and tithe, and other demands upon the farmer—the abandonment of all luxuries and an abridgement of all the comforts, and even the necessities of life—the bad cultivation of their farms, and many other concomitant distresses, which cannot be enumerated here.

The labouring poor are in as bad a situation as they were in the dear years. One-third of them being out of employment, and their wages reduced more than another third, and the price of every article of their consumption (bread excepted) being nearly equal to the prices of the years 1811 and 1812.

I have, for the last two years, viewed with great surprise the inattention of government to this most essential and important branch of national prosperity and happiness,—and indeed, I may now add, of national existence; and I am fully persuaded that without some immediate and radical remedy, the whole kingdom will speedily be involved in one common ruin and destruction, and present nothing to its inhabitants but a wild, barren, and dreary waste. I can, at the moment I am now writing, estimate the landed property only as a cypher, yielding nothing to the landlord, Where rents have been paid, the money has been obtained either from the farmer's former savings or from loans—the whole produce being absorbed in the expenses of cultivation and the common outgoings.

*Samuel Gross.*—Tenants not paying their rent in due time, the same as to income, and other taxes, &c. and their not being able to employ so many labourers, by one-half, as are generally wanted to cultivate the lands.

*Daniel Simpson.*—Many failures within a circle no great distance from this parish (Mendlesham) partly occasioned by purchasing dear and hiring dear, and partly by the tax upon farmer's income, and the assessed taxes; made still more distressing and degrading to the feelings by the inquisitorial surcharges; and I may mention the tithes in this parish, which were

greatly and jointly\* advanced at Michaelmas 1812, by the vicar and impropriator; and as the tithes press so hard upon the occupiers, and no abatement could be obtained at the last payment of tithes, it is the intention of the farmers to give timely notice (a very unpleasant necessity) to cast their tithes to grow due from Michaelmas next. Another very great burthen upon the farmers in this parish is, the reparation and keeping up the highways; for exclusive of six day's statute duty of every team, carting the materials from three to six miles distance, a rate of six pence in the pound, according to the poor rate, has annually been collected during the last 13 years.

We have a numerous poor in this large parish, and many labourers out of employ at this time; the farmers here and in the adjoining parishes, making shift with the least possible number of men, on account of the scarcity of money occasioned by the above mentioned burthens, and the very low price of agricultural produce. We do not, in this parish, rate up to rack rents, but proportionally, the mean of the assessment being 18s. per acre nearly. Our poor rates for the year 1811, ending at Easter, 1812, amounted to 5s. 9d. in the pound; and for the present year, ending at Easter next, they will amount to 5s. 8d. in the pound, as nearly as we can compute.

A few years since, in order to prevent imposition, deceit, and loss of time, by the paupers going from one officer to another with complaints, we came to a resolution to appoint, in addition to the church-wardens and overseers annually chosen, a perpetual overseer of the poor, who is always one of the petty constables, and

\* The vicarage is endowed with one-third of the corn tithes; and the impropriator purchased the impropriation about six years ago.

also governor of our workhouse; to whom a small annual stipend is paid for his trouble in collecting rates, &c. measuring coals (bought by the parish) by weekly doles at a low price to the paupers, according to the number in the family. One church-warden, one overseer, and four farmers, by rotation, sit and act as a committee at the workhouse every Monday morning at eight o'clock, except the Monday preceding the monthly parish meetings, to hear the complaint of the applicants, and to grant relief to them according to circumstances, and no extra relief is given at any other time, excepting at the monthly parish meetings, and very particular occasions; and by strictly pursuing this method, we have been able to check increasing expenses, and to reduce our poor rates very considerably.

*Thomas Taylor.*—The heavy arrears of rent which the tenants are obliged to leave with their landlords; their not being able to pay their tradesmen's bills; and the great number of labourers which are thrown out of employ; added to this the great number of assignments made every week by farmers, of their stock, &c. for the benefit of their creditors; with a variety of other circumstances, prove the distresses of the farmers to be so great, that they may be considered, generally, as insolvent.

Dairy farms, up to last Michaelmas, did not suffer much, because the price of cheese and butter was high, up to that period; but since Michaelmas the price of butter has declined 40 per cent. and the dairy farmers begin to complain loudly.

From the inability of both farmers and tradesmen to employ the labouring poor, vast numbers, by orders from the magistrates, are working in the roads, but from the inadequacy of the pay allowed them to sup-

port their families (though this is with the utmost difficulty found by the parishes) they have lately assembled in considerable bodies, demanding, with an urgency which indicates approaching riot and tumult, further relief.

*J. Weeding.*—Nothing can be equal to the farmer's expenses but higher prices for grain in general, for with us, even if the tenant pays no rent, he must then be a sufferer.

*Joshua Rodwell.*—Bankruptcies and incapability to pay for the necessary labour required on their occupations.

—— *Studd.*—A total inability to pay their rents and a slovenly method of cultivating their land, particularly in the wheat crop, which is deficient in plant, and must be defective at harvest.

The state of the poor in this neighbourhood (Melton) is lamentable indeed; in many parishes there are great numbers employed in the roads for want of agricultural work: in some parishes 10—20—30, and, in one instance, as many as 70. In respect to the poor rates, my farm which is 200 acres paid, in

1811 . . . . .	L. 44
1812 . . . . .	50
1813 . . . . .	50
1814 } . . . . .	60
1815 }	

*Thomas Archer.*—The farms, generally speaking, having been under lease for some time, and most of those leases having been renewed within three or four years, I believe there are but few in this neighbourhood (near Mildenhall) which have been let at an abate-

ment of rent; and although the farms are let at very high rents, I regret to say, I know of very few instances indeed, where the landlords have made any deduction to their tenants. We have many farms within a few miles, where during the last two years, the whole of their produce has been scarcely sufficient to pay the rent only, and several others that have not produced sufficient to pay the rent, property tax, assessed rates, and parish rates. It is needless therefore to observe, that the occupiers of such farms, who by close industry and attention for many years, had gained some property, have very materially wasted it, and should no relief be afforded them, must unavoidably, in a very short time, be involved in the same ruin which many farmers, who had not been fortunate enough to make any savings, or who have taken their occupations within three or four years, are daily furnishing the country with instances of. Indeed it may very fairly be said, that the rent of the lands for many farms in this neighbourhood is not paid from the produce of the land, but from the capital of the farmers.

There are many circumstances, and fresh instances so frequently occur, denoting the distress of the farmers, it would be very difficult indeed to enumerate them. One very grand cause, which has already plunged many farmers and their families into the greatest distress, is, the difficulty that prevailed a few years since in hiring farms at any rent whatever. This induced many men of good property to purchase land at very high prices, sooner than waste their property by remaining out of business. In order to retain capital enough in hand to cultivate their farms, they borrowed (*what they could then do with ease*) half, and in some cases, two-thirds of the amount of their purchase monies. The mortgagees have called in or required payment of the

sums advanced. The estates have been offered for public or private sale, but the proprietors have not been able to obtain sufficient to pay off the mortgages, and the property they themselves originally possessed, and all their subsequent labour and improvements are swallowed up, and they themselves become pennyless.

Every wheelwright, blacksmith, collar-maker, in short, every tradesman could furnish you with a number of instances, where the farmers, being obliged to pay their rent, taxes, and tithes, and parish dues, have not been able to muster up by any means sufficient to pay any other bills, so that every tradesman's out-standing bills against the farmers are very much increased, and to such a degree, as to involve many of them in the same ruin.

There can be no doubt whatever, but the diminished circulation of paper, if not the main spring, is one of the principal works in the machinery to effect the farmer's ruin. Whilst the country bankers were able to accommodate men of respectability and credit with a temporary loan of their notes, every market was supplied with merchants and others, who were always ready to buy, at a fair price, whatever article the farmer had to dispose of. These means having ceased, the farmer can scarcely find a buyer for any thing he has to sell, except the *consumer*. The consumers are not able to take off the supplies which the general want of money compels the farmers to bring to market. The consumer selects his commodity, and has the opportunity of under-rating the value of the articles offered to him, which he does not fail to improve. Perhaps not more than one-third of the corn or stock offered by the farmer for sale, is disposed of, so that every market day is overloaded with corn and stock, which, if a more general circulation of paper money prevailed,

would have been previously disposed of to merchants, or what are called middle-men. This of course occasions a very material depression in the price of whatever article the farmer has to dispose of.

I do not consider the state of the labouring poor to be very little, if any, improved since the year 1811, or 1812. For although the article of bread might, upon an average, nearly double the present price, the then flourishing state of the farmers enabled them to expend a great deal of money in various improvements about their farms. This furnished the labourers with regular work at good wages, and if such wages were not adequate to the maintenance of their families, the farmers made up the deficiency by the parochial rates. Now the farmers have neither the spirit nor the means. Scarce any man employs one labourer more than he is compelled to do. This occasions a very large proportion of the labourers to be out of employ, during a great part of the year. At the present moment we have two parishes, *Mildenhall and Isleham*, which, together have very few, if any, short of 100 labourers, and most of them very hearty young men, for whom the farmers cannot find regular work. These men are driven to apply to the parish officers for relief for the support of themselves and families.

Were it possible to alter the system of the poor laws, as appears to have been in contemplation, so as to equalise the poor rate throughout the kingdom, I think such a measure would contribute still more to the benefit of the landed or agricultural interest, in general.

*Edward Gwilt.*—Lambs sold at Ipswich fair last year for about one-third less than they did the year before, and for one half less than they did in 1813.



*Edward Moor.*—In some cases of unoccupancy the farms are in the hands of assignees. A large farm of 5 or 600 acres in the parish of Kesgrave was out of lease last Michaelmas, and the tenant agreed on a renewal of his lease, but he has since declined retaining the farm, and the landlord, Mr. Shawe, is, I understand, looking out for another tenant. Another farm, in the same parish, of 3 or 400 acres perhaps (I speak much at random in this instance) is unoccupied by a tenant, the last being a bankrupt; the landlord, Mr. Edwards, has the farm on his own hands. Another, of about 150 acres, in Culpho, is in the hands of assignees of the late tenant. One in this parish, of about 60 acres, on which a tenant (Reeve) has brought up a large family very respectably, is in the hands of the last mentioned assignees, the bankrupt tenant of that farm being the owner of this. Reeve is now working as a labourer, as are his sons, being in fact on the parish, though not actually relieved out of the poor rates. Another little farmer with a large family, who seven years ago sold a small farm, for 1,000 guineas, and has since lived in a house of his own, with about 10 acres of land, is now on the parish. I could enumerate many others that I know of by rumour, but the above may suffice, as coming within my immediate knowledge.

As a magistrate for this county, heretofore so wealthy and happy, no day, scarcely no hour of any day, passes, without some occurrence bringing before me some instance of agricultural distress. I see, however, your query is confined to the farmer; even so confined, I could fill my sheet with a detail of their distresses. Small farmers coming to parish officers for work—all classes of farmers employing more men than they want, and would employ if left to their own

choice; though they can so ill afford this, it is better than maintaining able men to do nothing, and living upon the rates. In my and many other parishes, the farmers employ all that want work, paying supernumeraries less than the wages of the regular or constant men. By this means the bad effects of idleness are prevented, and the rates kept from any great increase. In other parishes farmers take a certain number of these supernumeraries, on the requisition of the overseer, according to the rating of the farmer, perhaps one man for every 40, 30, or 20 pounds, and for each man 6s. a week for his work. If the labourer has a family he receives sufficient out of the poor rates to maintain them, and in the following proportion:—for his wife only, about 1s.; if one child, 2s.; two children 3s. 6d.; three children, 5s. 6d.; 4 children, 6s. 6d.; and so on. This has been done by the advice and under direction of the magistrates, who have entered into minute estimates, calculations, and enquiries, on the points that have led them to a pretty full acquaintance with the situation of the labouring class. You cannot easily imagine the extent of magisterial interference in these matters of recent occurrence. I speak in respect of the neighbourhood of Woodbridge. I believe very great benefit to have arisen to all classes from this interference. But I am running into too tedious a detail. Inability to pay rent and their current expenses are other circumstances denoting the distress of the farmers, who still hold their ground. Instead of riding they walk to market, where within short distances—instead of dining at their clubs, at their different inns, many of them go home to dinner. I do not note this as a distressing part, only as denoting a feeling of the times. Few of those who do remain to dine, drink wine, as they almost all did, until lately.

This is no great hardship; nor that their daughters come no longer to the milliners or dancing masters, &c., who have thus lost by far their best customers. Even gentlemen of comfortable incomes (say from one to two or three thousand a year) depending on the rents and profits of land, are unable to pay their tradesmen's bills. A medical man, in great practice, instead of receiving 300*l.* from the neighbouring *farmers*, as he usually does, on account of his bills, at Christmas, did not, this year, receive 20*l.* In short, the pressure is very great. I give it, as my opinion, not formed hastily, but necessarily somewhat vaguely, that if the farmers of Suffolk had, for the last year, had their farms rent free, they would not have made any money of them. Labour, taxes, tithe, and tradesmen's bills would, I think, have absorbed the whole produce. I farm 150 acres of my own; it is a highly improved little farm, that I estimate at 300*l.* a year rent (it would have let for more three years ago) and 100*l.* for interest of capital employed. The produce of the year ending last Michaelmas was 150*l.* less than my outgoings, and I go pretty closely to work. Perhaps 50*l.* may have been expended in draining and permanent improvements; still I cannot reckon my loss at less than 500*l.* This, however, I do not offer as an approximation to the average result of the loss of farmers, and I cannot easily account how I happened to be so much out of pocket; for the year before last I got 300*l.* over my yearly expences, and the year before upwards of 500*l.* It thus appears to me that such of us as have capital are living on it; those who have not (or credit, which comes to the same thing) must sink. Those who were rich are virtually bankrupts. Those who were poor are paupers.

The country does, I think, suffer from a diminished

circulation of paper. This is, in fact, the cause and effect of our distress, and the distress itself. We have of late had no other circulating medium than paper; while we could obtain paper we were wealthy—now we can no longer get paper for our produce we are poor. The bankers knowing the state of affairs; seeing farmers breaking in all directions; that the cash balances in their hands are comparatively trifling; and, in many cases, the balance is on the wrong side of the book, of course limit their credits and their issues.

The state of the labourer is distressing in a degree not recollected, I believe, by any. Regular labourers, retained by their old masters, are not included in this description. Their wages, of course, have fallen, but having regular work, that is, constant work, the fall of price in most of what they have to buy, is nearly equal to that of labour. This description of labourers, under masters tolerably liberal, suffer less than any. Heretofore their wages have fallen from 30s to 22s and 20s. per week, where the *whole* wages (as has always been my practice) are paid in money. It is among the labourers who have not constant employ that the greatest distress prevails, and among small tradesmen, such as carpenters, wheelwrights, blacksmiths, &c. To lower their expences farmers endeavour to keep fewer labourers, and to resort as seldom as possible to the little tradesmen. But all feeling the same economical necessity resorted to the same as the readiest means, and the consequent non-employment of labourers became immediately extensive and alarming. This the magistrates endeavoured to remedy by ordering the overseers to find such individuals in work by which they should be able to earn a specified sum per week, according to the number of their families. This

induced the proceedings mentioned in my answer to the fourth query. Those who applied for relief, not being in the parishes to which they belonged, were removed in many instances to their own respective places of settlement by order of the magistrates. And although most of the parishes around Woodbridge are incorporated by Act of Parliament, yet their removals, however lessened thereby, have often been distressing. To, and from parishes within the same incorporations, few removals have taken place.

But the pressure of pauperism, if under this term we include those whom we employ as not wanting them, rather than they should fall in idleness on the rates, the difference in pressure is, I think, two-fold, even in the parishes where due attention has been given to meet the change of times. In some larger villages and towns, 30, 40, 50, 60, 70, and more men are employed at low wages, by order of the magistrates, under the surveyor of the highways, lifting stones for the roads, smoothing the roads, &c. Framlingham, Woodbridge, Tunstall, &c. are in this predicament. I do not think, that in any week for several months past, I have so few as 100 persons before me applying for orders for work, or for something connected with the change in the state of agriculture.

It may seem a paradox, but it is certain that a rise in the price of grain will injure the farmer. The capitalist will be benefited, but the *mere* farmer (I repeat it) will be *injured*, as far as this year is concerned. His corn is sold to pay his rent, and to meet other expences he has been forced to send double the quantity of corn to market that he sends in ordinary years—triple that of his best years. There is not, I think, a wheat stack in this parish except my own: nor, perhaps, one of barley, or of any grain. How is a rise

in price to benefit my neighbours? They have nothing to *sell*, but they have many things to *buy*, the price of which will be enhanced by a rise in corn—labour particularly. My opinion is, that corn will rise considerably in price: peradventure too much. England is not, in my humble judgment, overstocked with corn, though London, for the reason just mentioned, is. Double the usual quantity has been sent thither, to meet an impoverished market. A great deal of corn is, I should apprehend, in the hands of London speculators. If our prospect for the next harvest should at any period be unfavourable, I apprehend a great rise. The more that can be now kept back, the better for the holder and for the public.

Such a sudden declension in the value of the produce of land, and of course, of land itself, though not in an equal degree, could not have been within the forecast of the most sagacious. A *sudden* rise would be injurious to the interest of agriculture. These things turn the sober agriculturist into a speculator; and if they be frequent, taking a farm will be like buying a lottery ticket. No two things should be more opposed to each other, than a farmer and a gambler. We must therefore wait patiently for the gradual amelioration of the condition of the farmer and of the poor, by a relief in the pressure of taxation, and the return of regular quiet times.

Among the remedies for alleviating the present distresses, might, I think, be enumerated, encouragement to migration. We are over-peopled. When the operations of war and the small pox shall have ceased for a few years, this will be heavily felt.

*W. Chaplin.*—There is a general distress amongst the farmers, owing to the low price of corn. I am

quite sure the taxes, rates, &c. will not be paid for the time to come, without a distress being made upon their stock for the payment.

I believe the depression on stock is much the same now as on corn: I myself keep 500 ewes: in August 1813, I sold my lambs for 26s. 6d. each; in 1814 for 21s. each; and in 1815 for only 17s. each. The two last years they were not inferior to the first.

*John Hayward.*—The different failures of merchants, millers, butchers, &c. &c.; also the great loss that arises from putting off business by the low price that live and dead stock, implements, and every other article are now selling; so that I consider if a man gives up his farm, he loses two-thirds of his property; and if he keeps it on at the present low price of corn, 'tis very probable he will lose the whole.

The only remedy I know of is, to have corn and cattle sell for a higher price, immediately after another harvest; I say another harvest, because those that are most distressed have now nothing to sell, therefore to raise the price of corn *now*, would only serve a few wealthy individuals, and increase the distress of those who stand in most need of relief.

I believe the distress of this part of the country is far beyond all precedent; and must in a very short time be totally ruined, unless an alteration for the agricultural interest speedily takes place.

*Robert Fuller.*—The country suffers beyond all possible calculation, as there seems to be almost a total stop to the circulation of paper and specie.

Labourers have nothing to do; and I consider, *and am sure*, that if the poor-laws are not revised very soon, that the country cannot be at peace long; for



if the labouring hands are out of employ, they will assemble together, and lay plans to deceive the magistrate, the church-wardens, and overseers, which is daily the case already here. The poor know the farmers to be without money, or we should not be in peace now.

If some *immediate relief* cannot be given, the poor cannot be maintained, either from their earnings, or from the rates; the former has taken place already, and I fear the latter soon will, from the number of distresses daily taking place; and when the poor man is deprived of employ, and the farmer incapable of paying the rate, great must be the consequences; and nothing can relieve us but a reduction of the enormous taxation now imposed.

*Joseph Bennington, Sen.* — Exorbitant taxes to Government, which nothing but the late high prices of produce enabled them to pay, the great scarcity of money and depreciation of credit, the great difficulty of borrowing even on undeniable security, which occasions the labourer to want employment, very high duties on malt, salt, and leather, so very necessary to farmer and poor.

Business is here carried on with notes of the country banks, which are diminished full one-half within three years, and no credit given by them to any person, and consequently in these emergencies of no use.

If the labouring poor can keep up the high wages and price of their work equal to what it has been during the war, and which they seem determined to support, and which are doubled since the war—as all provisions are now as cheap as they were 45 years ago, malt, salt, leather, and sugar excepted, I should be inclined to think them well off; and too well if



these taxes are taken off. But the price of labour cannot hold.

Every effort should be made by Government to keep to a remunerating price all produce of our soil, by keeping importation strictly stopped for all corn, seeds, butter and cheese, meat, and other articles from foreign parts.

It is my firm belief, that more than half of our agriculturists (and the tradesmen and mechanics immediately employed by them) cannot from this time raise money sufficient to pay parochial charges, other taxes, and the necessary expences of the farms and business they conduct, even if all the war taxes now ceased to Michaelmas next. It is impossible to describe fully the wants and distresses of the country; and if some radical remedy is not soon resorted to, and formed, ruin and anarchy must soon, I doubt and fear, succeed. I well remember the American War, and paid dearly for it; but the depression we suffer now, very greatly exceeds it.

*J. Cawston.*—Many farmers in very embarrassed circumstances, and a general gloom prevails in this neighbourhood.\*

Flock farms have suffered equally with others certainly, from the great fall in the price of mutton and wool, as mutton is full one-third lower. Down wool, which made 70s. and 75s. per tod of 28lb. is now about 48s. to 54s.; and merino and its crosses, which made from 3s. to 4s. and 4s. 6d. per lb., is now, from the very great importation, almost unsaleable.

We suffer very much from a diminished circulation of paper, as the money never was so scarce; and if

\* Mildenhall.

something is not done soon, the consequence will be very serious.

A great many labourers are out of employ, for want of money to pay them; and they say they are much worse of *now*, than *when* corn was dear.

If the prices of the produce of a farm continue so low as they are at present, it will be impossible for the farmers in this neighbourhood to keep out of gaol, as it will take the whole produce to pay the taxes, rates, and labour. The poor cannot be employed, as the farmers cannot afford to make any improvements, and do not employ any but those which are absolutely necessary. The present mode of tithe is very injurious to the farmer, and what is much worse, the *GAME*, as, in many instances, I know farms suffering from 100*l.* to 300*l.* per year; and as the present game laws are, there is no redress; it behoves the legislature to take the game laws into their most serious consideration. I do not know any thing (where they are encouraged) so obnoxious; I have seen this year, *many, many* acres of Swedish turnips completely spoiled by the hares, &c.

*Rev. James Buck.*—Circumstances of distress there certainly are; such as the great difficulty many of our farmers now find in paying rates and tithes, and other just demands upon them, and particularly the hardships some of them labour under, who have hired their farms within the last three years, and have since expended large sums in improving them, and will probably be now under the necessity of quitting them, unless very large abatements are made in their rents; one of these last has just assured me, that for the two years past, he has sunk every shilling of his heavy

rent, amounting to between 7 and 800 pounds, besides a very considerable sum in addition.

The state of the industrious labouring poor here is indeed very distressing (mere paupers I take not into the account, for they are not much affected by any change in the times), those I mean who have formerly been accustomed to support themselves and a small family in plenty and comfort: these, from the very great scarcity of labour, are forced to go off with half their former earnings, which are reluctantly made up from the parish fund in the same proportion with the pay of other paupers. These are certainly real objects of pity, and one cannot help feeling for the severity of their lot. Besides, many military have returned to us of late, who have necessarily increased the great want of labour. With respect to the poor-rates for the year 1815, they were rather less than they were for the year 1811, and considerably lower than those of 1812. They ought indeed to have been much lower than they were in the first of those years, as the article of flour was so much cheaper; but the scarcity of labour at once gives the reason. The remedies to be applied, which most obviously occur, appear to be the following:—in the first place, that in many cases the landlord must lower his rent, and the parson his tithes; but this must be done cautiously, and not indiscriminately, for there are farmers whose conduct claims such indulgence, as well as those who do not deserve it. Some of them have had opportunities of making immense fortunes from the high prices of corn and grain, whose extravagance has yet kept pace with their profits, and they are now never the richer for the advantages they enjoyed. These hardly deserve any abatement of rent, nor ought to be put upon a par with those who have hired their farms in these latter

days, have improved them greatly, and reaped no benefit. These last are objects of compassion and favour, and ought to receive them from a liberal landlord. Another remedy I should suggest is, the annihilation of all sweeping machines (I mean in particular cases). The thrashing machine, for instance, ought not to be found in populous places, and amidst a numerous poor; otherwise, many who might have constant employ must be compelled to have recourse to the rates for relief. I have the same opinion of mole-ploughs, and also of spinning-jennies. The inventions I allow are ingenious and admirable; but never can be considered as useful or beneficial in a country whose population is such as we boast. Yet I fear as to the last, they must be endured still, as the discovery, I am informed, has already gone abroad, and thus the foreigner would be able to under-sell us in articles manufactured by means of those engines. But a remedy above all which I should wish to see applied (but never shall see), is the renewal and occupation of small farms, farms which would be within the compass of many an industrious man who is now confined to his daily labour. Deserving servants formerly met with merited encouragement from occupying these; were able to marry, bring up a family from the disposal of their poultry, eggs, &c. at market, or in their neighbourhood. These are, however, a race extinct, and, I fear, never to revive. *Luxuria sævior armis* has been the means of working this sad change; and one can hardly hope that at any future time farm-houses and barns, long since removed, will ever be re-erected on their former sites.

*Thomas Rout.*—Many in prison, and many likely to follow. The same rate in each year, and that doubled

since the incorporation of the hundred about 35 years.

*J. J. Wootton.*—From 25 to 35 sales under execution for rent, &c. in every weekly paper.

I would humbly beg leave to submit to your consideration the following queries:—whether if Parliament should grant in the fullest manner the relief alluded to, it would still be sufficient to prevent the ruin of many thousands more of industrious farmers, who will be obliged to meet all the expenses of cultivation, rent, and taxes, out of the remaining fruits of their former industry, till their next crop can be brought to market? And whether it be not as much an object of national policy to grant a loan to them, as it formerly was allowed to be in the case of the East India Company and the West India planters? And whether merchants being allowed to bond foreign corn, will not, as soon as ever our corn shall have reached the price fixed by the late Corn Bill, enable the speculator to bring into the market such a quantity at once, which would again lower the price, and occasion a return of all the evils which that Bill was intended to prevent. Whether a bounty on the exportation, and a duty on the importation of corn, might not be advantageously arranged as follows.—Suppose 80s. per quarter for wheat, the price, on which both bounties on exportation and duties on importation cease; and that when wheat falls to 78s. a bounty of 2s. be fixed on exportation; when 76s. a bounty of 4s. and so on: always making the average price of wheat to the English grower 80s. That when the average price of corn in the English market rises above the fixed price of 80s., whether a duty should not be laid on importation equal in all cases, as nearly as may be, to the *difference* between the *market price*

in England, and the *joint amount* of the remunerating price to the foreign grower, the expense of freight, and the fair profit of the importer : which duties may be employed to pay the above-mentioned bounties in aid of taxes ? The object of this provision is to prevent the farmer from suffering too severely from the deficiency of his crops in time of failure and scarcity, while the consumer is indemnified from the surplus price paid for corn by an equal reduction of taxes.

*Rev. James Oakes.* — Farmers are much behind hand in their rents, and every day the inability they are under to go on without substantial relief, becomes more apparent.

*Rev. Henry Hill.* — The farmers have in general been very backward in paying their rents and tithes, and some have paid neither, nor can they, as they have barely enough to pay their expenses, rates, and taxes.

Since my return into Suffolk, I find the farmers much more distressed than they were when I left them ; and what adds very much to their distress is the high rates ; which are very much increased by so many hands being out of employ ; and particularly from the women and children having at this time no employ, owing to the total stagnation in the wool spinning, and I suppose that affects this country as much, or more, than any other : the earnings in this small county having been, some years, so great as one hundred and twenty thousand pounds in the year, and now the whole of that is thrown upon the poor-rates.

## SURREY.

Place.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Cobham, -	T. Page, Esq. -	{ Several of Lord King's, and at Esler 1500l. per annum. 1 of 300 a. 1 of 350 a. 1 of 150 a. 1 of 130 a. one waste.	{ Several.		{ In a state of pauperism.	{ Incr. 1-5th since 1812. }	{ Regulate poor rates. Bounty on export. Prohibit import. of wool. }
Surrey, -	Ad. Murray, -	{ 4 1 of 300 a. 1 of 350 a. 1 of 150 a. 1 of 130 a. one waste.	—				
Ell, -	Th. Calverley,	Several.	{ 1 of 700l. } p. a. { 1 of 500l. }	{ from 10 to } { 20 per ct. }	—	Risen.	Regulate poor rates.
Wanborough,	M. Birkbeck, -	A few.	—	—	{ In a worse state than in 1812. } { Gl. want of em. }	Doubled.	Lower rents & taxes.
Godstone,	J. Pennington,	1 of above 300 a.	{ Several exten- } { sive ones. }	{ 20 to 30 per cent }	Want employment.	Stationary.	{ Nothing will do but raising prices }
Chessington,	W. Dalrymple,	3 f. abandoned.	None.	25 per cent.	Distress very great.	Incr. 50 per c.	{ Regulate poor rates and tithe. }

## SURREY.

*Joseph Pennington.*—The produce of farms sold at the present prices (especially on poor land) will little more than pay the expenses and support an economical family; hence there is scarcely any thing left for rents or tithe, or if these are paid, the occupiers are involved in debt to all the individuals by whom they are supplied with food, articles of clothing, &c.

I do not consider that any particular distress has arisen out of the diminished circulation of paper from country banks; perhaps the ease with which money, or rather paper, was borrowed at these banks whilst farmers were making profits, may have led to extravagance.

It appears to me, that the only remedy is a rise in the prices of the produce of the earth; how this is to be brought is difficult for me to say; the markets for corn have been long glutted, first by the great importations previous to last harvest, and added to this since, I conceive a greater quantity of grain (in proportion to the crop) has been thrashed than usual, to raise money for pressing demands; hence I should not be surprised if something approaching to scarcity should appear before next harvest: this may raise the price of corn, but it will come too late; for though they have sold the greatest part of their crop who are farming for a livelihood, there may be some danger of prices rising too much, which will put the Corn Bill in



force, and cause importation from those countries that can grow corn without our expenses; I am of opinion, that the rate at which wheat can be brought in is too low, and that it ought not to be imported till wheat is 12s. 6d. a bushel; and, if it were possible, to keep it fluctuating in our markets from 10s. to 12s. 6d. Compare these prices with the present, and see what the deficiency is in the gross produce of a farm; it is not taking off those taxes that bear on occupiers of land that will give the farmer sufficient relief, he must raise more money annually, or he cannot meet his rent, expenses of his farm, and necessary expenditure of his family. Every article he purchases has unavoidably a high money price from taxation, and the lessened value of money through a great increase of funded property, without an increase of prices of agricultural produce. I see no prospect that the cultivation of arable farms, except upon rich soils, can be carried on.

*Thomas Page.*—There are several farms of Lord King's at Oakham and Clandon in his own occupation, in consequence of the failure of tenants. The same thing at Esher, in the hands of their owner, Mr. Charles Ellis, at Claremont.—I should guess about 1,500*l.* per annum.

I have notice from two of my tenants to quit, the one at Michaelmas, 1816, the other Michaelmas, 1817, amounting to 700*l.* per annum; and though the land is very good, and free of great and small tithes, I have had no offer for it as yet, and must probably take it into my own hands. The greater part of the rest of the parish of Colham is in the hands of the owners. Mr. Currey, at East Horseley, whose estate is very considerable, and supposed to be let on very easy terms, in the course of a few months will, pro-

bably, have nearly the whole of his property in his own hands.

I know of no abatement of rent, as there are no farmers ready to come forward to offer to take land at any price, at this moment. The distress of the farmers shews itself by paying up no arrears of rent, and frequent seizures for king's and parochial taxes.

Fine wool, in consequence of the importation from Germany and Spain, does not fetch its value in proportion to the coarse wools; this importation is universally considered as the greatest sacrifice made to foreigners and our own manufacturers, at the expense of the growers of fine wool in England.

The labourers of this neighbourhood are in a state of pauperism I never knew before, many of them living upon parish support, and many by their nightly depredations. Our poor rates are increased about one-fifth, since 1812, but as a large part of the parish is in the occupation of the owners of the land, many of whom are men of large fortune, the discharge of the labourers has not been so universal, as in some neighbouring parishes, where the lands are in the occupation of renting farmers, who, from the low price of produce, have been compelled to discharge a large proportion of their labourers, and in those places, of course, the poor's rate is much more increased. As to a plan for alleviating these difficulties it is very difficult to say: in the first place, I consider the taking off the assessed taxes on agricultural horses, so trifling a thing that it is quite ridiculous to talk of it, by way of affording any considerable assistance to the farmer. The most essential service would be to throw the support of the poor on all classes of society in the shape of the property tax; for I am satisfied that if things go on as they now do, in the course of a short time, there are many thousand acres of poor land, which will be thrown out of

cultivation, and then you will look in vain in many parishes, for produce to distrain upon to maintain the poor, a situation which every person residing in the country must look forward to with horror. The exportation of corn also ought to be encouraged by a bounty, (whenever the average does not amount to 80s.) and the importation also of foreign wool ought to be loaded with a heavy duty, as an encouragement to our home growth, so as, altogether, to raise the value of the produce of the earth; and I am sure the sensible labourers of England (of which there are many more than people are aware of) would willingly submit to pay an increased price for their articles of subsistence, in preference to the miserable state they have been in the whole of this winter, and which every country gentleman in England must be fully aware of. Lastly, I would suggest that every county in England should send delegates to London, to confer with the Board of Agriculture, or any committee that may be appointed in the House of Commons, to throw every light upon the subject, towards averting the calamities that seem to threaten every branch of society, except the manufacturers.

*M. Birkbeck.*—Circumstances denoting the distress of the farmers, not included in the former queries are, innumerable advertisements of farming stock, and the prodigious depression of the price of that description of property. The extraordinary activity of sheriff's officers.

Dealers in sheep taking back the sheep they have sold for want of payment, markets thinly attended, and the ordinaries almost deserted; universal dejection, from present distress, and worse prospects.

Single men are many of them in workhouses, or employed by the overseers of the poor, in gangs, at 1s.

per day, on jobs invented for the emergency: farmers who have discharged their labourers for want of the means of paying them, are now obliged to maintain them in the character of paupers.

There appears to be but one remedy for these evils, and this to be effectual must be applied immediately: it is to accommodate our payments to our receipts, by withdrawing war rents and war taxes. The taxes of 1814 and 1815 are drawn, not from *produce*, but from *capital*. Rents, as far as they are founded on war prices, are also deducted from the farmer's *capital*. It is evident that a continuance of such payments must eventually ruin the receivers.

*Thomas Calverley.*—One great remedy would, in my opinion, be some modification in the poor's rates, which bear particularly heavy on agriculture; and it seems that many labourers would rather be kept in idleness in the poor house, than work for their maintenance.

*William Dalrymple.*—The parish of Chessington consists of about 1040 acres, of which there are at present three bankrupt farms, of about 520 acres. These farms are under the influence of the bankruptcy, and are lying in a most deplorable state. Uncultivated, except a little bad wheat.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Glynd, - -	J. Ellman, -	None.	Many.	20 to 25 per c.	{ Worse than ever } known.	{ Will be higher } than 1812.	Taxes, tithe, & import.
Chichester, -	J. Newland, -	{ 2 of 800 acres } uncultivated.	Some.	20 per cent.	Great distress.	Increasing.	Bounty. Taxes.
Firle, - -	J. Ellman, jun.	None.	Several.	{ Liberal } deductions.	{ Gt. want of empl. }	{ As high as in } 1812, & rapid- ly increasing.	Prohibit import.
Chil Grove, } Chichester, }	J. Woods, -	1 of 500 acres.	Several.	Unknown.	Worse than they were.	Advancing rapidly	Bounty on export.
Aldsworth, -	J. Woods, -	----	Some.	—	{ Great want of em- } ployment, state deplorable.	{ Ashigh as 1812 } & increasing	Property tax.
River, near } Petworth, }	W. Bridger, -	None.	One or two.	None.	—	Stationary.	{ Reduce rent, tithe, } { and taxes. }
Shorcham, -	F. Gell, -	1 of 260 acres.	Several.	25 per cent.	—	—	{ Prohibit import. }
Shorcham, -	H. Fuller, -	1 of 200 acres.	Many.	20 to 33 per c.	{ Worse than ever. }	Stationary.	{ Taxes and bounty. }
Titte worth, -	J. Salter, -	None.	A great many.	—	{ Worse than when } corn was dear.	Increased 1-4th.	Prohibit imp. Bounty.
Rudgwick, -	T.G. Calhoun,	Three.	Two.	None.	Want employment.	Stationary.	{ Lower rent, tithe, } { and taxes. }
Rackham, -	J. Upperton,	None.	Many.	25 to 33 per c.	Want employment.	Stationary.	Lower taxes & tithe.
Hetching, -	— Heuward,	None.	—	25 per cent.	Want employment.	Decreased.	Reduce rent & taxes.

## SUSSEX.

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— *Henward.* A general inability to make up payments throughout the neighbourhood of Fletching, in consequence of the high rents and taxation, and the low price of grain; the taxes have been collected, but not without causing much distress.

*John Woods.*—Your fourth question seems to comprehend a great deal. We find none more grievous than the property tax; especially as the clerk to the commissioners has a power to assess farmers at his discretion to the property tax, although they can deduct no more from their rent than 2s. to the pound of what they really pay, and are obliged to pay 3s. 6d. to the pound themselves for all they are assessed more than their real rent. I speak this feelingly, for I rent a farm myself, on a lease of 21 years, at 174*l.* per annum, land tax included. But I am charged to the property tax 280*l.* per annum, which, at 3s. 6d. to the pound, amounts to 49*l.* out of that I can deduct only 15*l.* 16s. from my rent, and the remaining 33*l.* 4s. I am obliged to pay myself, which is 2*l.* 12s. more than double what my landlord is obliged to pay, and no appeal is attended to, nor can any redress be obtained.

The state of the labouring poor is very deplorable, many of them can get no work at all, and the others are obliged to work on lower terms: for no farmer will employ more men than what he has an absolute occasion for; therefore many of the poor, that could earn their living, are supported by the parish entirely.

*W. Bridger.*—Great number of gentlemen with small incomes, who have been obliged to draw on the farmers for their rents before the usual time, particularly the small farmers, which in this neighbourhood (Petworth) abounds. The rents are generally from 80, 40, 60, 100, and 250*l.* a year.

*John Woods, sen.*—Many farmers have been unable to pay up their rents at the usual time. One landlord who has several small tenants from 50*l.* to 100*l.* per annum, assured me, that he has been unable to collect any rent from many of them; that he is so perfectly convinced of their inability to pay without a *distress*, that he is greatly inconvenienced himself in consequence. A steward to a gentleman in this county assured me, that at his late audit he was scarcely able to close a single account, even from large tenants of respectability and capital, but that they had tendered him securities for money lent, being unable to get the money due on them, or credit from others.

I conceive all flock farms have suffered in a greater degree than good arable or grass farms; because such flock farms usually consist of a large proportion of poor arable land, where the expenses are higher and the produce smaller and more precarious; and because the prices of their sale sheep have been reduced to half or two-thirds of preceding years.

In some parishes they expect the rates to be higher than when wheat was at 20*s.* the bushel.

As the inadequate price of produce is too low for the various outgoings of farmers, it is obvious that whatever can tend to bring them to a nearer level, will be a means of lessening the present difficulties. It has been a matter of question with some, whether the opening of the ports for exportation, for a limited time, with a bounty of 5*s.* or 6*s.* per quarter, might not tend

to relieve the markets from their present apparent superabundance. For although the prices in Spain and Portugal may not be high enough to encourage much export from England, more might be sent from Ireland, and thus direct a part of those supplies which contribute to clog the English markets. The idea alone of export would have some effect on the prices. Others have thought that an issue of exchequer bills by government, in a similar manner to the relief afforded, in former years, to the West India planters and traders in England, might have a good effect, by enabling the farmers to hold back their produce at times, instead of selling, at moments of peculiar depression, or compelling them to dispose of stock at a great loss, when pressed for money.

*John Ellman, Jun.*—General complaints are made by blacksmiths, wheelwrights, collar-makers, and indeed of all trades that are much dependant on agriculture, of the great difficulty of getting their last year's bill paid. The great number of tenants that have been unable to pay their rent, even after the liberal deductions which many landlords have made.

If, as in my idea is the case, the circulation of country bank paper is dependant on the price of agricultural produce, and not vice versa, I should say—No. If this query means to ask, whether from country bankers withholding their advances from the tenantry the latter are compelled to crowd the market and dispose of their corn at any price—I have no doubt that, in many instances, this is the case. But generally where the farmer could offer good security, I believe the bankers have assisted very materially, though, of course, not in the same degree as they would have done formerly, from the value of that security being so much lessened.



The labouring poor are in no better situation than they were a few years since ; but, on the contrary, in a much worse, occasioned by the inability to pay them if employed. In many instances in this neighbourhood (Lewes) strong able men, from the want of other work, are employed in picking stones, &c., which would otherwise be done by women and children, for whom no employment can now be found.

I consider the distress of the farmers so great, that nothing can be done to save many from absolute ruin. The only plan that I can suggest as at all likely to alleviate the present difficulties, is for the legislature to protect *all articles* the produce of our own soil from foreign competition, till they reach that price at which the British farmer, under his heavy burthens, can afford to grow them.

*John Ellman, Sen.*—The circumstances denoting distress are, that many farmers are unable to pay their labourers, and consequently obliged to discharge many, and not being able to pay any rent, or tradesmen's bills, such as wheelwrights, smiths, &c. &c.

*John Newland.*—The impossibility of a great part of the farmers to pay their rent and taxes. I hold in my hands about two thousand a year; and do most faithfully declare, that in the two last years I have not cleared my expenses and taxes, without leaving a shilling for rent.

We have one bank in this city, which I find have from 800 to 900 names in their ledger; and I may with truth affirm, that seven hundred and fifty are in their debt.

*F. Gell.*—The farmers are not able to keep sufficient strength of teams and servants to cultivate their land.

The tradesmen and artificers complain of not being

able to obtain payment of their Christmas bills, due from the farmers.

*Prohibition of importation*, and a *bounty* for the *exportation* (not only of corn and grain of all descriptions, but of clover, trefoil, rye grass, rape, turnip, and every other kind of seed; and all sorts of plants used in medicine, or by the dyers; that the soil of Great Britain is capable, with good cultivation, of producing), *when under a remunerating price to the British grower*; and a large duty imposed on the importation of any of the above articles (as also on wool), when the prices exceed such remuneration, regard being had to the cause of such a high price; for if a general blight is the cause, the remunerating price should be increased, inasmuch as it may please the Almighty to decrease our crops. Otherwise, with half a crop, and no higher price, the farmer must be ruined.

The little farmers are very poor. I cannot get paid by some of them for sheep sold at Broadwater fair 29th October, 1814; nor for seed corn of last year's crop.

*Hugh Fuller*.—Some arrears of taxes; great arrears of rent, and bills: and not near labourers enough employed to properly cultivate the farm, for want of money to pay them.

The only efficient remedies in my humble opinion are, to give the British farmer the exclusive supply of the home market, up to a remunerating price, not only in corn, but in seeds, wool, fat, hides, flax, and in short every article that can be produced on our soil. To raise the import price of wheat to 90s. the quarter, and to give a bounty on the exportation of that article, whenever it is under the remunerating price of 80s. per quarter.

*John Salter.*—The country in which I reside suffers greatly from a diminished circulation of paper and want of credit; no one knows who to trust, as there are failures every day from many the least suspected, and more and more there will be.

*John Upputan.*—The circulation of paper, bad blighted crops two years, and at a very low price, on account of the importation of corn, which glutted the market before the Act took place, and the number of men out of employ.

The poor suffer from early marriages; and from the inability of the farmer to employ them.

## WARWICKSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Packington, nr. } Coventry, - - }	J. Wedge, -	- But few.	{ Many consi- derable ones. }	5 to 25 per cent.	Want employment.	Stationary.	Taxes, and raise prices. { Rents lowered. Malt tax. }
Coventry, -	Th. Wilmot, -	- None.	Several.	13 to 17 per c.	Want employment. { Not much cause of complaint. }	1-4th higher. Decreased.	Lower rents and taxes.
Long Compton, -	Rev. Mr. Ellis,	- None.	None.	Some 20 per c.	Badly off for work.	Stationary.	Lower rents and taxes.
Coughton, -	R. Morgan, -	- Several.	Some.	—			

## WARWICK.

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*Richard Morgan.*—The neighbourhood of Coughton has not *as yet* felt so much distress as many others have done, a great deal of the landed property here belonging to Sir John Throckmorton, Bart., who, I believe, has his tenants' interest at heart, and has not oppressed them so much as many other gentlemen have done.

*John Wedge.*—Such is the distress that most of the country bankers refuse cashing fair drawn drafts, that are creditably indorsed, and accepted, unless it be for their principal customers; but whether this arises from any apprehension of being shortly compelled to take up their circulating notes in hard cash payments, or whether it arises from a want of discounts at the Bank of England, those who are skilled in the science of finance will be best able to determine; perhaps it may arise from capitalists finding a more profitable market for their money in foreign countries, than they can at home.

Up to last Easter the poor-rates had not increased, or decreased; but there are now various causes which have, and must, very greatly increase these rates; one cause is the very low price of the produce of land, which puts it quite out of the power of occupiers, in general, to drain or to carry on any spirited improvements on their farms; another cause arises from many thousands of acres of *poor land*, which is, and will be, thrown out of cultivation; and consequently from

these two causes numerous labourers will be deprived of employment, and must be kept by their parishes. If the Board considers the immense quantity of poor land in this kingdom, which now does, and will, at present prices, remain uncultivated, and then contemplate a falling crop throughout Europe, they will be best able to judge of the result.

Much has been said in Parliament, and elsewhere, about a reduction in the wages of agricultural labourers; but how this agrees with the professed intention of improving the condition of this most useful class of men, from whose incessant toils almost every comfort, and many of our luxuries are derived, the following statement may explain.

The weekly wages of an agricultural labourer are, at an average, not more than 12s. (just twice as much as they were when I commenced farming). The family of such labourer generally consists of himself, his wife, and from two to six children; when, out of this 12s. per week, he has provided fuel, clothing, and also shoes, candles, soap, salt, and beer (if any beer he can obtain), all which are heavily taxed; and likewise set apart from 6d. to 1s. per week house rent, it will be perceived that, in very few instances, so much as 3d. a day for each one of his family can be spared for food, to support this indispensable class of society; but all deficiencies have been made up, either by the bounty of their employers (which source is now stopped), or by poor-rates, which are only wages in another shape; and from hence (looking at the taxes on horses), it will be seen how severely the mere labour of tilling the earth is burthened. The Property Tax, from which tenants, with, or without profit, have no appeal; the taxes on malt (every labourer in harvest consumes from six to eight quarts of beer or ale per day) on leather, soap, candles, salt, &c. &c. operate most

severely on the farmer; these same taxes also operate on wheelwrights, carpenters, collar-makers, blacksmiths, &c. &c. but they are remunerated, with profit, by doubling their labour and the price of the articles which they manufacture; and in this accumulated shape, both taxes and labour are paid by their employers, the farmers. This oppressive and unequal taxation has ruined, and will ruin, in the first instance, the occupiers of lands, and ultimately with them, all the inferior and middle class of LANDOWNERS, whose property will become a prey to speculating capitalists, or to the overflowings of trade; and how these men will supply the places of the respectable yeomanry of this county, time will shew.

In this statement of labourers, I have not mentioned those employed by manufacturers, because when trade is good, their wages are not governed by the price of provisions, but by a competition amongst those who have large profits by employing them; and whose taxes are paid by those who consume the articles, which they manufacture; and it should be observed when trade is bad, is removed, or lost, these men are discharged by their wealthy employers, and are immediately sent to the parishes to which they belong, where they must be supported by poor rates, principally on the land.

When the great land-owners of this kingdom perceive the immense pressure, which, in every direction, bears on landed property, they surely will devise some means to lighten the burthen of such impolitic and partial taxation; which in the first instance, as mentioned before, falls on the occupiers of land, but finally on the land-owners.

## WESTMORELAND.

Parish.	Name.	Unoccu- pied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Dalham, - Calgarth, -	D. Wilson, - Bp. of Llandaff, -	None. None.	Some few —	— 10 to 20 per c.	Bettered. —	Stationary. Increased.	— { Lower rent, labour, } and taxes.



## WESTMORELAND.

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*The Right Rev. the Lord Bishop of Llandaff.*—Price of beef, 4*d.* to 6*d.*—mutton, 4*d.* to 7*d.*—pork, 8*d.* to 5*d.*—butter, 10*d.* to 13*d.*— and cheese, 4*d.* to 6*d.*—skim milk 5*d.* and new milk cheese from 6½*d.* to 7½*d.*

*Daniel Wilson.*—Great want of money and a difficulty of disposing of their produce, even at or under the present reduced prices.

## WILTSHIRE.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Honingsham, nr. Warminster, - -	Thos. Davis, -	None.	—	12 to 25 per c.	More distressed.	Stationary.	Malt and other taxes.
Stert, near Devizes, - -	J. Gale, -	None.	Many.	25 to 33 per c.	{ Very many out of employ. Decidedly worse than in the dearest times.	Increased.	Duties on import. { Prohibit imports. Bounty on exports }
Tytherton, - -	Wm. Crook, -	Very few yet.	{ Almost universal }	20 per cent.	{ Much more distressed than in dear times.	Increased.	
Syren Cot, - -	W. Dyke, -	{ 2 from 300l. to 400l. each per annum. }	One.	15 to 20 per c.		—	Lower taxes.

## W I L T S.

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*John Gale.*—The farmers in this county are comparatively opulent, and though there is much complaining for want of money, and many suffering severely without much complaint, the distress is not to be compared with that in many other parts.

The medium is inadequate, the national debt has placed us in an unnatural artificial state; 50 or 60 millions cannot be returned to government and a currency for other purposes supplied, with the quantity of paper now in circulation.

I am diffident of giving an opinion about remedies, but it *has* occurred to me, whether it might not be advisable for government to borrow 12 millions more of the Bank without (or with low) interest (instead of raising it by two years property tax) which would circulate and afford a *present* relief; this would operate against us in the exchange with foreign countries, but it must be borne with for a time; we have proved that we can do without gold, and the restriction on the bank from paying in specie must probably be continued for a few years longer; the permanent remedy, I think, is, to lay a duty on all foreign commodities which our own soil and climate are calculated to produce, in that proportion which the interest of our debt bears to our income, which I apprehend at present to be about 30 per cent.; and thus, I think, good will arise from evil, we shall learn to know our own resources, a numerous, healthy, moral population will be kept up, the pride and support of a nation, both in

peace and war (for the latter purpose I conceive that one agriculturist is worth two manufacturers, and is reared at one-fourth of the expense) and I think manufacturers would be benefited by the measure, that the home consumption would be increased much more than foreign demands (trivial at best compared with the former) would decline.

*Thomas Davis.*—The Marquis of Bath has taken into his own hands a farm in this parish (Honingsham) of £650. per annum, on which a tenant (employing a capital in other pursuits) became a bankrupt. I could have let this farm at a reduction of 20 per cent., but wished rather to keep it hand with the park, &c. as it is chiefly sand land, and very productive of winter green food. On lands in this neighbourhood (of my own valuation from 1811 to 1814,) I have, by the direction of the landlords, made a gratuitous allowance out of the last years rent, varying from 12 to 25 per cent. calculated on the produce of the respective farms. The tenants continue without any positive condition for the future. I had last year (as steward) in Dorset three large farms (nearly £3000. per annum) thrown on my hands; but by dividing them, I have, at an expence of about £500. in buildings, let the whole on a lease of 8 years on a reduction of about 10 per cent. on my valuation of 1812.

I consider the distress of the farmers, as a *body*, to have arisen from that spirit of competition which lately prevailed for the occupation of land, and out of which sprung the sad practice of letting by *tender*. Hence men were induced to take more lands than they had capital to manage. Borrowed money, paying in dear times high interest for expenditure, supplied cash for the annual improvements. This capital is now withdrawn from a general want of confidence, and those

only who have property can bear even the temporary pressure. In farming, as in trade, the judicious expenditure of money will produce the greatest gain. The want of capital must lead to ruin.

This country certainly suffers from a diminished circulation of paper in the mode whereby country bankers have heretofore made large issues, viz. *by loans to the farmers*. Such loans were made pretty generally on personal security; and are now refused unless on real security.

The state of the labouring poor here is perhaps on the whole somewhat better than in 1811 and 1812. But where the dependance for work in the winter months is wholly on agriculture, I think the poor are now in more distress than in those years, particularly men with large families, who at that time received pay regulated by the price of *bread* and kept their children chiefly on potatoes.

*William Dyke.*—I can have no hesitation in answering, that very considerable distress prevails amongst the farmers in general, not only from the very low price of grain, but from the failure in produce of the last crops, which, united with the heavy burthen of taxes they are obliged to pay, occasions a difficulty even in collecting the poor rates.

The diminished circulation of paper affects very materially all classes of society in this county.

*Thomas Crook.*—I am of opinion, that as yet but very few farms have fallen into the hands of the proprietors from tenants not having given earlier notice to quit, till the badness of the times having progressively increased has obliged them so to do; which applies to the second query, which I believe to be a general case, having this day (March 29) 20 different hand bills of

sales sent me from auctioneers in this part of the county.

The distress of the farmer is at present unprecedented; most of them totally unable to pay their rents, and unwilling to dispose of their capital at the present reduced scale of 50 per cent. lower than they stocked in with, which, if some remedy be not found, they must ultimately be obliged to do.

The pasture farms are now beginning to feel from the great importation of cheese, butter, beasts, pigs, &c.

Until the autumn of 1815, sheep attained a good price, when they became almost unsaleable, and at Wilton fair, and at other great sheep fairs, were sold at such low prices as totally to prevent the farmers from making good their Michaelmas payments. I should therefore think that during the last year, the flock farmers have suffered considerably more than any others coming under my knowledge.

It is the general opinion of our most respectable bankers, that the reduced circulation of paper in this county exceeds £300,000, which of course must tend still more to depress the price of all farming produce; in fact, the scarcity of money is, in my opinion, the great root of the present evils attending us.

The state of the labouring poor is in general decidedly bad; and their complaints in the dearest times were not equal to those at present; the greater part of them are obliged to work in the roads at parish pay, the tenants being unable to employ them, not from want of work, but of money to pay them; consequently the poor rates are greatly increased in those places where the population is large, from the numbers necessitated from want of employment to require parochial assistance.

# WORCESTERSHIRE.

Place.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	State of the Poor.	Poor Rates.	Remedies.
Walsall, } Staffordshire, } Bromsgrove, -	J. Curtis, - J. Carpenter, -	{ 1 of 400l. per annum } Some.	— None.	— None.	— —	— —	— —
Bromsgrove, -	Ditto, 2nd letter.	{ 3, each of 200 a. besides smaller ones. }	{ 1 of 300l. a year. }	About 40 per ct.	{ Employed by ma- nufactures, and in a good state. Suffer much for want of em- ployment. }	{ Stationary. Increased. }	{ Prohibit imports Warehouse our own growth. }
Severn Stoke, -	Rev. J. St. John,	None.	Several.	25 per cent.			

WORCESTER.

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*J. Carpenter.*—On the average at present, flock farms have decidedly the advantage, and probably will always continue so, on account of the sheep pasturing on grass, seeds, and turnips, with the additional additional advantage of so much excellent manure arising from the flock at a trifling expense; but the misfortune is, that these valuable light soils, which are secure from the rot, from mismanagement, have become exhausted and worn out by continual hard tillage, owing, in some degree, to the high price of grain, and the neglect of keeping a profitable proportion of sheep, in consequence of the land in general becoming poor, to the great loss of the tenant and the landlord. The manufacturer wants wool, and is forced to fly to foreigners for a very large supply, which, under proper conduct, would be amply obtained at home. But this unfortunate conduct, bad as it appears, is not the worst; the farmer at length finds the want of sheep and turnips, the former not to be had without money, nor the latter, to any extent, without manure, which he is unable to purchase. That there are some wealthy farmers cannot be denied, who have, by prudence and good management, acquired a sufficient competency, but I suspect they are not so numerous as many persons imagine, and even of these, if I am rightly informed, there are few, but every now and then, are forced to resort to their former savings.

The masters of manufacturers, for want of remittances, cannot employ great numbers of their work



people. The trade consists of all kind of ironmongery articles, particularly an almost incredible number belong to the nail business. The population is exceedingly great; for supposing Dudley the middle point, and make a circle from thence of 12 miles, which takes in Birmingham, Wallsall, Wolverhampton, Stourbridge, part of Bromsgrove, with the numerous villages and cottages included in the said boundary, gives a preater population than any space of equal size in the kingdom, London excepted. I am ignorant of trade and manufactories, but have thought proper to recite the above remarks on account of the influence they have on your next query, on the labouring poor and the poor rates.

I believe the day labourers employed in husbandry have not been so well provided for for a long time past, though their wages are considerably reduced; the cheapness of provisions enables them, in a great measure, to live satisfied, and the low price of beans, pease, &c. makes them capable of fattening a good pig or two for the supply of their families, as these people, have, in general, for a long series of years, suffered much, and as they are for the most part frugal and industrious, so much good may it do them.

The poor rates in this parish (Chadwick) have been and are still very great, the amount or them as follows;

	<i>l.</i>	<i>s.</i>	<i>d.</i>
From 1810 to 11 . . .	4,778	13	0
11 to 12 . . .	4,512	8	0
12 to 13 . . .	6,468	7	0
13 to 14 . . .	6,418	19	0
14 to 15 . . .	4,608	14	0
Supposed about 15 to 16 . . .	4,678	19	0

The above statement of this parish shews the melancholy increase of poor rates, especially when it is

considered, that on my first entering into business the said rates were under 300*l.* a year, including the salary of a regular standing overseer, who collected and paid the whole of this, though small amount, any needless assistance at that time was not wanted.

Rev. J. K. S. R. St. John.—I have myself just re-let a tillage farm, good barley land, at 450*l.* the best price that could be obtained, which was four years ago let on 21 years lease, at 662*l.* the tenant having become insolvent.

The poor's rates are a greater evil, being permanent, than the present low prices of produce.

Q. Would not much expensive litigation be cut off from the poor's rate, by an enactment that a continued residence, say for three years, should, *in all cases*, gain a settlement?



# YORKSHIRE *continued.*

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Holderness, E. R.	Wm. Iveson, -	None.	Some.	15 to 20 per cent.	{ Never so distressed, all on the parish books. }	Increased.	—
Ditto, - -	J. Iveson, -	None.	Some.	{ Much above 20 per cent. }	{ Very bad, more than half relieved by parish. }	{ Considerably increased }	{ Lower rents and taxes. Raise prices. }
Welton, near Hull, E. R. - }	J. Johnson, - -	One.	Some.	33 per cent.	Many unemployed.	Rising.	Increase circulation.
Knottingley, Ferribridge, N. R.	W. Butler, - }	Several.	Several.	25 per cent.	Many unemployed	{ Increased considerably. }	{ Lower rents & taxes. Government to lay out 1 million in corn. }
Mr. Rotherham, W. R. - }	Rev. J. Lowe, - }	None.	None.	None.	Comfortable.	Decreased 1-3d.	{ Reduce taxes, bounty on export, duty on import, commute tithe, corn rents. }
Ormsby, near Stockton, N. R. }	- Rutter, - }	Some.	Very few.	15 to 50 per cent.	—	—	Encourage the culture of new articles. Repeal warehouse clause.
York, N. R. - - -	T. Tuke, - - -	Several.	Many.	10 to 33 per cent.	{ A great many out of employment. }	{ Increased. }	

## Y O R K.

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Sir *William Strickland*, Bart.—The distress of the farmers is sufficiently proved by those who have been industrious and careful and hitherto punctual, being now unable to pay their rents; by their calling in their capitals, whenever they had any applied in other ways, in order to enable them to live, to pay their rents and taxes; by the diminished energies in the cultivation of their lands; by the extraordinary numbers of farmers that have lately been sold up, and the ruinous prices at which their property has been sold, where so few had the means of purchasing; by the unusual numbers of farms that are advertised to be let, and the backwardness of the tenantry in applying for them; by the number of agricultural labourers now unemployed; and by the greatly diminished trade and business of the shopkeepers, the inferior tradesmen, and mechanics usually employed, and chiefly maintained, by the farmers. Of these facts there can be no doubt.

The produce of arable lands has depreciated about  $\frac{2}{3}$ , or  $66\frac{2}{3}$  per cent; stock between  $\frac{1}{3}$  and  $\frac{1}{2}$ ; but this last cannot be ascertained as accurately as the other; some articles of stock farms have not depreciated so much; other articles, as young cattle, and particularly young horses, which are some years distant from the market, are depreciated much more; they are almost worth nothing, they scarcely have a price, for no one can afford to buy or keep, what cannot be turned into money in a short time.

All the business of this country is transacted through

the medium of paper, almost entirely of the country banks. I have not seen a guinea during several years, and seldom a bank of England bill. It is to be considered that as all articles have at this time depreciated about two-thirds of their value, the circulating medium to represent them, will diminish in quantity in the same proportion, that is to say, only one-third of the paper will be required to purchase all articles as heretofore, and consequently a greater diminished circulation of paper may be sufficient for the purposes of the country. How far this diminution has taken place is not easily ascertained, but there appears to be sufficient for the circumstances of the country.

All agricultural servants in this country are hired by the year, from Martinmas (Nov. 23) and it was generally thought, at the last Martinmas, that one-fourth of the servants were unengaged, and these mostly in the prime of life; a vast abstraction from the productive labour of the country: these men could not expect to be provided for by their parishes; they have sought other occupations, or are living upon their wages as long as they will last; or, as I fear, many have turned to bad practices for a living. Many married labourers have sought relief, and are employed or maintained by the inhabitants, as a less evil than granting them parish pay. The probability, therefore, is, that parochial assessments have not greatly increased as yet; but what proportion the rates of the current year may bear to those of 1811 and 1812, cannot at this time be ascertained, as the accounts are not made up till Easter.

What remedies occur for alleviating those difficulties? require political discussions which the Board would not expect from me, or which I may not be capable of entering upon; but it may be stated generally, by relieving the landed interest from that monopoly so injudiciously given to the manufacturer and

consumer of all the produce of the soil; let the grower have, as far as practicable, as open a market as the manufacturer; let a duty be imposed on the importation of wool; particularly as great part of England can produce no other than fine wool, and as fifteen millions of pounds of this are imported, to the great injury of him who can raise no other; of hides, hemp, and various other articles; or let him have the power of exporting to the best market these, and other raw materials which he produces; or let the taxes be reduced on those articles which he consumes. Let the owner and occupier of the soil be relieved from those taxes which so peculiarly and so unequally press upon him. A revival of the Corn Bill of last year may be necessary now, or soon, as it is doubtful whether 80s., stated as the medium price of wheat, may not prove a maximum; as whenever wheat approaches that price, an immense importation will immediately take place, and it will never rise above that price, and something between 60s. and 70s. will become a medium, which will not be a remunerating price.

Our present state is described in a few words; the cultivation of the land is daily declining, the labourer the mechanic, and the shopkeeper, are unemployed; the occupier of the soil cannot pay his rent; and the owner of it cannot pay his bills.

*William Butler.*—We experience great distress in this town (Knottingley) in particular, (having large lime works here) which is sent away by vessels for the improvement of land, to nearly all parts of Yorkshire, where water carriage is extended, and several parts of Lincolnshire. The consumption was less last year by a great proportion, and also badly paid for this Christmas: and this year, it is supposed, there will not be half the business done as two years ago, and consider-

ably less afterwards, without some redress to arable farms: the shipping upon this navigation (the Air of Calder), the sloops and keels being from 40 to 60 tons, a great many have been kept and employed here on account of the lime trade. Also at Brotherton, a town on the other side of the river, two miles from here, being also in the lime trade.

Government to purchase of the best wheat to the value of one million, to be done as much as possible by different agents at different places, as London, Liverpool, Hull, &c. in one week. It would then be ready against a scarcity, by a deficiency of crops, or a bad harvest, and might save money from going out of the kingdom at a future period, as there is no doubt but the produce of the land will fall very much for want of management, and being unoccupied.

Mr. Thomas Maude, who keeps the lock account at Beaghall, two miles below Knottingley, where all the lime that goes down the river passes, has let me have the inclosed accounts of the tons of lime going down Selby cut, and which he receives lock dues for.

*Abstract of Lime from Knottingley and Brotherton.*

	First Quarter.	Second Quarter.	Third Quarter.	Fourth Quarter.	Total.
	Tons.	Tons.	Tons.	Tons.	Tons.
From January 1, 1813	3,155	32,900	35,137	2,085	73,277
1814	1,141	28,590	26,835	1,742	58,608
1815	2,650	22,761	18,608	1,001	45,020
1816	950	To 30 Apr. 2,220	} —	—	3,170

*Beal Lock, May 3, 1816.*

*Charles Howard.*—I am induced to believe the general distress of the farmers is great, from the im-



mense quantity of inferior land that now lies waste; from the very imperfect cultivation of the best soils; from the reduced value of manure at Hull, and the almost cessation of work at the very extensive lime-kilns at Knottingsley and Brotherton, which were chiefly used for agricultural purposes; from the heavy complaint of the shopkeepers in general, who have no demand for their various goods; from the irregular payment of rent, and the almost daily sales of farm produce made by the sheriff's officers.

The labouring poor are greatly distressed; they cannot obtain employment, and are thrown on their parishes for subsistence. For many years prior to 1814, the great object of the farmer was to obtain large crops, in raising which he grudged no expense of labour: of course the labourers of every description had full employment. He is now indifferent about raising a crop from which he can reap no advantages; his sole object is to reduce the expenses of an imperfect cultivation: yet the system is erroneous, for nearly in the same degree that he decreases the expenses of labour, he increases that of the poor-rates. The population of this parish is 295; the sum expended in 1811-12 by the overseers, was 151*l.* 11*s.* 3*d.*; in 1813-14 172*l.* 3*s.*; and in the last 10 months about 251*l.*

The most effectual remedy for these difficulties would be to lay heavy duties, almost amounting to a prohibition on the importation of every kind of grain, and all the articles that we are enabled to grow in this kingdom. Liberal bounties on the growth of hemp and flax would add much to the relief of the country, by reducing the quantity of land to be sown this spring with grain, and furnishing employment for thousands of hands now a burthen on their respective parishes.

*William Payne.*—In regard to the general distress of farmers in such as may be denominated merely *corn* districts, a general inference may be drawn from the reports of commercial travellers, who uniformly say there is little or no home demand whatever for their various manufactures in those districts generally. But the distress of the farmers is nothing to that of the landlords, who cannot without receiving rent discharge the present enormous taxes, and other burthens which bear most heavily on the lower order of landholders, who, from occupying large quantities of land, have been, and are still subject to payments, which, if continued, cannot fail to be ruinous. The tenant can quit, and contract his mode of living according to the little capital he has left; the landlord has nothing but ruin before him, because the public out-payments are equal to a good rent. In fact, it is unquestionable, that the rental property of the whole nation is fast absorbing by those out-payments.

Certainly, money, or circulating cash paper, is very scarce, and the country, of course, must suffer by that scarcity; especially as the scarcity of money arises from the low price of produce.

In a mortal disease remedies are generally hopeless. It is the opinion of many well informed people, that British agriculture, so far as grain goes, has received a mortal stab. No sooner was there a real prospect of peace, than every one saw clearly the effect of the profuse expenditure of public money under the funding system, on our best industry. All nations but Britain can grow corn cheap, and so cheap, that it is impossible for us to compete with them. We must, of course, grow less corn, and employ our capital on grass produce as much as possible, and green crops for winter cattle and sheep. Remedies are desperate, when the system is to encourage the *monied*, at the expense of the *real* interest of the country.

Perhaps if the import price were 14s. per bushel, instead of 10s. it would afford no remedy, unless the operation of the laws was well enforced, which is supposed never yet to have been the case.

*William Stickney.*—Executions and sales for arrears of rent, and other demands. Delay in the payment of tradesmen's bills; and in many instances, landlords have given notice to their tenants to quit, in consequence of arrears in rent. Imperfect cultivation of arable land by a great reduction in the application of lime, and other extraneous manure: also the avoiding of every expense which does not produce an immediate return. The distress is so great, I believe if the whole of the tenantry who have not resources beyond their farms, were sold up at the present value of farming produce, full one-half of them would be found in a state of insolvency.

Above all other remedies (and nothing else, I believe, will operate efficiently), an increase in the value of farming produce; and which, in my opinion, can only be effected by our Government immediately buying up a large portion of the grain at present, before the market; as relief to be effectual (even to those who are not too far gone) must be immediate.

*H. H. Middleton.*—I must observe that this (Leam, near Stoney Middleton) is by no means an agricultural country, the land being, in general, let in small quantities, and occupied more for the sake of convenience, than under the idea of profit. The larger farms are mostly held under the Duke of Devonshire, at a very moderate rent, with extensive sheep walks attached to them, and on that account, this neighbourhood is not suffering like many others from the depressed state of agriculture.

*W. Iveson.*—The farms which have become vacant, and have been re-let, have experienced abatements, some an half, some one-third, and others a fourth of their former rents; but these lettings form no just criterion. Men do not take according to what is, but according to what they expect must be. The object is to get into possession. The belief is general that there soon must and will be a great change. The gratuitous abatements that have been made by landlords to their tenantry are at 20 per cent. They were in general made about the end of 1814 and beginning of 1815, at which time the cessation of the Income Tax, the hope of some effect from the Corn Bill, and of the continuance of the prices of beef and mutton, gave an expectation that with these abatements, the tenants might go on until landlords, farmers, and stewards, could see their way more clearly. The proof of the year 1815 has fallen far short of the expectations formed at the beginning of it. More rent has been paid out of the capital of farmers than out of the profits of the year.

Distresses for rent and taxes, executions levied by the sheriff, assignments for the benefit of creditors, and arrears with tradesmen, are the most apparent circumstances denoting distress. One half of the farmers are in a state of insolvency. If their landlords should demand their whole rents due Lady-day next, and all other creditors should at the same time enforce their demands, the whole property of farmers, if sold by auction, would not be sufficient for the payment. This change in the farmers' circumstances has been effected in the last two years. The fall in the value of all kinds of farming stock, produce, and materials, being upon the total average one-half, it follows that a man who had a capital in these aggregate articles worth £2000. two or three years ago, has now, if he

possesses exactly the same articles, a capital of only £1000. while his debts, taxes, and out-goings, except only small abatements in rent, remain as before. Labourers wages have decreased a little, but the charges of the poor have increased as much.

We should certainly be better if we had more paper currency, but there is as much in Holderness as is necessary at present prices, to pass between buyers and sellers for all the commodities the country contains. If there was more currency to advance in the way of loans, few farmers have property whereon to give security, and the markets do not give the appearances of advance to enable the farmers to re-pay loans with interest.

The labouring poor were never so distressed. They are all more or less upon the parish books.

We are at a loss for a practical remedy, inasmuch as it seems very difficult to raise the prices of corn and cattle up to a level with the prices of all articles, which the farmer requires and the burthens he has to bear, or to lower all his disbursements to the level of the market prices of his goods. It is quite impossible for the landlords to make an adequate compensation to the farmers if they are to receive rents in any degree adequate to their condition.

*J. Iveson.*—Universal poverty and complaint—arrests for debt—ejectments for mortgages—sale of stock as fat, which are not fit for the market, and of other stock which ought to be retained—distress for rent and taxes—assignments for the benefit of creditors, and though last not least, for it reaches the most industrious, prudent, and praise-worthy, the application to present exigencies of sums invested on securities, and devoted to the support of declining years.

One-half or more, including the young and healthful, are relieved by aid from the parish. The poor-rates are considerably increased, but the plan of relief adopted more particularly within the last two years of billeting labourers on farms, in succession, according to their extent, prevents the greater increase in amount of the poor-rates, though the burthen on the farmer is the same.

Distresses of the farmers is strongly denoted by landlords distraining for rent and giving tenants notice to quit on account of arrears.

*John Johnson.*—I do not think the state of the labouring poor much alleviated by the reduced price of corn, as many of them find little or almost nothing to do. Improvements, and even the more usual labours, seem much retarded from the common scarcity of money with the farmers. The poor man's independence is with the labour of his willing hands, and his family are his joy and his care; how painful to many to have nothing to do; employment should be thought of for them. Seldom indeed may it be, but something is wanting to be done that will either benefit the farm or the farmer.

The amount of the poor-rate at Welton, in the year 1811, was £225; in 1812, £256; and in 1815, £264.

*Sir H. Vavasour, Bart.*—Non-payment of rent; stock sold up; labourers out of employ; manure not purchased; lands in a bad state of cultivation; much absolutely waste.

*Frederick Jones.*—There is sufficient employment in this part of the country (Milnsbridge House) for labourers in the manufacture of cloth, for all those who

are not too idle to exert themselves, and from which they may obtain a good living. The poor-rates have rather decreased since the period mentioned.

*Rev. T. Blackley.*—All the shopkeepers in Rotherham feel the effects of the impoverished state of farmers, and complain of their diminished returns in business.

A general commutation of tithes the greatest obstacle to spirited agriculture, but not by giving land in lieu of tithes. A corn rent fixed for a period of 7 or 14 years, and regulated by the average price of grain during the preceding term, for every successive one, seems to be the most unexceptionable mode.

*John Tuke.*—There are at present two farms unlet on one estate for which I am agent; one of them contains about 330 acres, rent £393. to Lady-day last; the other about 140 acres, rent £185. to the same time; for the first of which I have not had a single offer, although the same has been advertised a considerable time in the county papers, and the other I have offered at a reduction of 25 per cent. Several others within my knowledge are unoccupied.

The tenant of another farm of about 500 acres gave me notice that he should quit, which he has done, with a loss of £500. in rent to the owner.

A considerable proportion of farmers are in great arrears, and have no stock either of corn or cattle to dispose of to enable them to pay their rents due Lady-day last, and must of course be sold up.

Neither the dealers in cattle, or in other articles of the produce of land, nor the farmers, can obtain the bankers notes or drafts on credit, therefore fairs and markets are heavy and dull, and the farmers are prevented from making their payments.

A great many of the labouring poor are out of employ; the farmers are not willing to employ more than are absolutely necessary. In some places the farmers are compelled by the overseers to take some of them by turns for a week at a time, giving them small wages and their meat.

An encouragement to the growth of flax, hemp, rape-seed, articles for dying, and tobacco, would increase labour and employ a considerable quantity of land, consequently lessen the quantity to be sown with corn, and in the end would advance the price thereof.

That part of the Corn Act which allows the importation of foreign corn when the price of wheat grown in this country is under 80s. per quarter, and allowing the same to be exported, prevents the exportation of our own corn, and by its being already in the granaries here, when wheat gets to 80s. per quarter, will tend to cause an immediate fall in the price, thereby making 80s. a quarter the maximum instead of the medium.



## NORTH WALES.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Bala	- S. Lloyd, -	{ 3 or 4 consi- derable. }	Twenty.	20 to 33 per c.	{ Hundreds in some of the counties out of employ, and starving. }	Lowered.	Lower rents and taxes.
Trerwerth, Angtesey, -	{ H.W. Jones, }	{ { 1 f contain- ing 1300 a. }	Many intend.	20 to 30 per c.	{ Seldom worse for want of employ. }	Stationary.	{ Malt, salt, and other taxes, }
Welsh Pool, Montgomery,	{ W. Davis, }	{ Many, among them 10 ave- rage 150 a. each }	Many.	25 to 50 per c.	{ Great want of em- ployment. Some work for food only. }	Increased 1-5lb.	{ Increase circula- tion, reduce taxes, rent and tithe, re- gulate poor rates. }

WALES (*North.*)

*Walter Davies.*—The circumstances denoting the distress of the farmers are very evident, for at the present price of grain and stock, they can scarcely find money enough to pay tithes, rates, and taxes. The most striking feature of distress of tenants is the unparalled frequency of sales by auction of live stock and properties of farmers, under execution for rent, debts, &c. insomuch that sheriffs officers are the only class of men who in these days are fully employed and make their fortunes.

Country banks stopping payment have of late been too frequent. The notes of such banks in circulation are for a considerable period of time useless; and seldom, if ever, of prime cost value at last. The remaining banks, apprehensive of a reflux of their notes, commonly termed a *run*, are become very cautious in issuing out notes, or of giving the customary credit to farmers. The consequence is a general scarcity of circulating paper as well as of real money. Bank of England notes are extremely scarce, and many of the few in circulation are apparently forgeries, especially of the *one* and *two* pound notes. This scarcity of a circulating medium, is one co-operating cause of the depression of live stock. At market there may be buyers enough, but they have not the ware-withal. Rent days are fixed as usual, but the payments made are very few. In a comparatively wealthy part of the county, I am credibly informed of an instance where only £70. was paid out of a rental of £1600.

Defaulters in the last payment of the property tax, are four times the number they were last year.

Handicraftsmen are worse off than when they paid double the price they now do for bread corn. They may have corn cheap, but they find it difficult to procure money to pay for it, low as it is. Labourers in husbandry are much out of employ. Some even without children have in consequence applied for parochial relief. Others offer their labour for food only; some at half the last year's wages, and most at a diminution. The indispensable work only is attended to. Other works are deferred for the time, owing to the inability of the farmers to find weekly payments for their labourers. As to poor-rates, the weekly pay of invalids may have been lowered, owing to cheapness of provisions, but new paupers, crowding upon the lists, owing to want of usual employment, more than counterbalance the former reduction; so that the present rates, compared with those of 1811 and 1812, may be as five to four.

*Remedies.* Every means of increasing the circulating medium. Country banks under the sanction and controul of Government; one, two, three, or more, in each county, according to its extent, commerce, and population; and upon a kind of Tontine principle, so as to restore universal confidence.

*Rent* should be reduced, or rather restored to its proper level, universally and immediately, whilst the remaining farmers have any capital left. The charging of the present rent on lands, owing to a rise, which, in the nature of things, could not but have been temporary, was an avaricious absurdity; and the sooner a recurrence to former principles takes place, the better: it is a question whether any thing short of this can possibly save the country.

*H. Jones.*—A general inability to pay rents, and a total cessation from any agricultural improvements. Instances are frequent where no more than about 30 per cent. of rents due at All Saints last (Nov. 12) have yet been paid, and many where nothing has yet been received by the landlord.

There are few grass farms in this county, where a mixed or convertible system of husbandry is general. The distress on these farms must be considerable, when oats are sold at 9s. per quarter of 8 bushels, which must weigh 315lb., and barley unsaleable in any quantity at 20s. per quarter, weighing 420lb. Beef from 2d. to 4d. per lb., and fat pigs 2½d. per lb. live weight.

There is hardly any circulation whatever except silver.

The difficulties under which the agricultural part of the community labour having, as I conceive, arisen from the importation of corn added to the produce of two very abundant harvests, I apprehend that no immediate relief can be expected.

The duty on culm and coal carried coastways is also severely felt in this country. The former materially affects the price of lime, and the latter puts coal out of the reach of the cottager in a country where fuel is extremely scarce. A ton of coal cannot be had in Anglesey under 38s. or 40s. (measuring 8 barrels.)

*S. Lloyd.*—The circumstances that denote the distress of the farmers are many, and very sensibly felt, not only by them, but by the whole community at large. Horses and pigs are lowered in price one half, milch cows one-third, and other horned cattle more than one-half, comparing the present year with 1814. Farmers are in debt to each other without the means of paying, in some instances, the smallest portion. They are generally in arrears of rent and taxes, both

parliamentary and parochial. In debt to shop-keepers, and all sorts of tradesmen, and for lime, which prevents their carrying that necessary manure for their lands. In short, all agricultural improvements are in a great measure suspended, the ill effects of which must be felt in this and succeeding years, besides sales by auction take place almost every week, and in every direction. And this I hear is the case generally in most districts throughout the principality, from which an alarming increase of paupers is to be apprehended.

Oats and barley have lowered more than one-half even of last years prices; wheat about one-third. The depreciation may be attributed to the abundant harvest of last year—the immense quantities, especially of oats, raised at a great expense on several large tracts of enclosed commons. But the price of corn is very unequal in different counties, of the principality. In this neighbourhood (Bala) the prices at present are, oats 15s., barley 22s. 6d., wheat 60s., per London quarter, that is by reducing the customary measure to the London quarter.

The diminished circulation of paper may be justly reckoned as the principal distress under which this part of the country now labours. It may be safely attributed to the immense drain of taxation, which, at present, exceeds the influx of bank and provincial paper from the sale of stock and produce sold in English counties, chiefly horses, pigs, sheep, cattle, butter, and cheese. These, except sheep, being sold at half the prices they formerly fetched, the paper circulation must be diminished nearly one-half. Besides sales are with difficulty effected at the present reduced prices. Another cause of the diminution of the paper currency, is the reduced state of the manufactures of this county, which are stockings in this part, and webs in the maritime part. The wool has of

late years been sold to the Yorkshire Clothiers at high prices, so that the manufacture of those articles has been considerably diminished at home.

The state of the labouring poor is in general better than that of the farmers who employ them, as there has been yet no general diminution in their wages. But it is in contemplation, and some agreed to a reduction of one-fourth, taking the year through, that is from *L*16. to *L*12., the farmer finding victuals. Hundreds of labourers are out of employ in some counties, as I am informed, and nearly starving in the midst of plenty. They are mostly employed in this neighbourhood. In the year 1812, 20½ rates were collected for the poor of this parish at 6*d.* in the pound, according to the valuation of farms made in King William's reign. In 1812, 28 similar rates were collected. In the present year it is expected that 22 rates will be sufficient. Though the poor have increased, the relief that was usually given was this year diminished nearly one-half, owing to the lowering of almost every article of provision. Besides the relief paid in money, begging from door to door is not only permitted, but even encouraged at vestries. What is thus given, if valued, would increase the poor-rates at least one-third.

I know a respectable farmer, an honest and industrious man, who pays nearly *L*40. per annum, as a tax upon occupation, no doubt intended as a tax upon profits; but this person declares, and is willing to verify on oath, that he is a loser by *L*200. a year by his farm, and that he has no remedy, being tied down by lease. I am persuaded that there are thousands in the same predicament, who will undoubtedly be ruined, unless seasonable relief be administered.

# SOUTH WALES.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Poor Rates.	Remedies.
Cardigan, -	A. Murray, -	{ Near 60 from } { 50 to 250 acres. }	—	—	—	—	—
Radnor, -	T. F. Lewis, M. P.	{ Very many from } { 40l. to 250l. per year }	{ Many. }	{ More than half } { the farmers have } { reductions. }	—	Increased.	{ Taxes, regulate p. } { rates, increase cir- } { culation. }
near Cowbridge, -	J. Franklen, -	Several.	Some.	33 per cent.	{ Better than for } { many years past }	Stationary.	—
Penpant, near	P. Williams, -	{ 3 or 4 from 100 } { to 300 a. each. }	Many.	20 to 30 per cent.	{ In greater dis- } { tress than ever. }	{ Increasing } { rapidly. }	{ Reduce taxes, and } { regulate poor rates }
Breeuck, -	Rev. J. Jones, -	None.	None.	None.	Few out of employ.	Increasing.	—
Pembroke, -	T. Gough, -	Rent free, better than occupation by land- lords.	—	—	—	Doubled.	{ Government to } { manage the poor. }
Swansea, -	Rev. D. Williams,	{ Twelve of the } { largest farms. }	{ All not un- } { der lease. }	25 to 30 per cent.	{ Great want of } { employment. }	Stationary.	Taxes, lower rent.
Lampeter, -	E. L. Loveden, -	—	Seventeen on his estate	—	—	—	—
Cardigan, -							

## WALES (*South.*)

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*T. Gough.*—Nothing within the experience of fifty years would have led me to believe, that the agricultural classes of Society could have been so wretchedly and hopelessly depressed as I have lived to see them. It is futile to talk here, of lands being given up to landlords: they had rather tenants should occupy them rent free than accept their resignation. In the first case they know what they have to lose, the other is *incalculable*. The distresses of arable and grass farmers arise from many causes: wheat for one-third; barley for less; oats one-fourth the former prices: cattle for one-third; pigs for one-third; sheep half price. The government taxes as high as ever. The poor-rates from double to quadruple to what they were. Paper circulation plentiful in this district, where mineral and coal-works abound, and there is a water communication. These subterraneans are well off. Such labouring poor as have employment are better off at 8s. per week wages, than our *small farmers*, whose lands present the melancholy picture of neglect and abandonment. The only remedies for these mental pangs of expiring agriculture appear to me to be such rigid economy in all departments of Government, as may enable them to relieve landed proprietors and occupiers from their most oppressive taxes. Taking the management of the poor, at *moderate rates*, into their own hands, and building appropriate houses; and appointing steady and impartial overseers to manage them, which in a few years would reduce that



ruinous burthen, now augmented by fear, and favour, to one-fourth the present weight; and meliorate the morals of the indigent classes. Above all, devoting to the relief of the immediate distress of despairing agriculture, a due proportion of that fund, appropriated now to relieve posterity from an enormous, but, perhaps, unavoidable debt; when all those, who have borne the burthen of a war of unprecedented continuation and expense, shall have paid the debt of nature.

*John Jones.*—We have few of the labouring poor out of employ at present, for many that were lately employed in agriculture, are now employed in the new dock-yard at Pater.

*T. F. Lewis, M. P.*—General inability in the farmers to make good their payments; poor-rates paid in kind, not in money; executions, sales, &c. &c.

Limiting the poor-rates, and defining who are really the proper objects of relief.

*John Franklen.*—I have been a land steward above 55 years, and a farmer nearly 50. I have not heard of the failure of so many tenants, and their stock distressed upon as in the last six months, within many years, owing to the very sudden and great fall of the price of all farming produce, except wool, which is not a considerable article but in the north and hilly and mountainous parts of the country.

It is difficult to lower the price of wages much, though corn and other necessities are cheaper, because the workmen have altered their habits of life, both as to food and clothing.

I think that trade and commerce in general, is distressed by a diminished circulation of paper, owing (I believe) to the failure of many country banks, and the

consequent decrease of credit and mutual confidence.

I think that the state of the labouring poor in the last two years is better than it has been for many years before, because most of the necessaries they use are lately much reduced in price, and their wages not; therefore the poor-rates in this small inclosed parish, (where I have farmed for many years) have been very little advanced, owing, I think, to taking to find them constant employment, the want of which encourages idleness; and is a chief cause of high rates.

*P. Williams.*—Considerable difficulty in procuring any portion of rent or taxes; and, in some instances, the overseers have been obliged to collect the poor-rates in corn, butter, and cheese.

Some regulation as to the maintenance of the poor seems requisite; for, as the law now stands, men of funded property, as well as the mercantile interest, contribute little or nothing towards the poor-rates.

*Rev. D. Williams.*—The heavy burthen of parish rates, on account of the labouring class finding little or no employment, and the hitherto undiminished continuation of parliamentary taxes contrasted with the present low prices of stock and corn, have contributed to impoverish the farmers here so, as to make them liable to law processes, and thereby ruined.

This country is in great distress from a diminished circulation of paper, and has considerably suffered from banks who have stopped payment.

# SCOTLAND.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Remedies.
Arbigland, by Dumfries.	D. H. Craik,	A great many.	Many.	25 to 50 per c.	{ Very badly off for want of employ.	Regulate property tax.
Mellendean, Roxburgh,	A. Walker, -	{ 9 or 10 of from 100 to 1000 acr.	{ A very great number.	20 to 35 per c.	{ All paid in money, suffer greatly.	{ Regulate import of corn, especially oats, prohibit impto. taxes, circulate more paper
Sweet Bank, Fifeshire, -	N. Ballingall,	{ Many to great extent.	Many.	20 to 25 per c.	{ In a good state, and employed at present.	{ Taxes, and reduce rents to the price of corn.
Markle, East Lothian, - -	- Brown, -	None.	{ All on long leases.	20 to 30 per c.	{ Parochial poor not worse, but others worse for want of employment.	{ Reduce rent & taxes proportionably to the price of corn, repeal warehouse act.
Durnottar, by Stonehaven, -	W. Young, -	{ 6 from 200 to 400 acres each.	Many.	17 to 50 per c.	{ Almost completely without work.	{ Bounty on export, prohibit import, repeal taxes.
St. Andrew's, Fifeshire. (For Sutherland, -	W. Dempster,	—	Some.	—	{ Become worse daily for want of employ.	{ Repeal taxes, prohibit imports.
Kinblethmont, Arbnoath, - -	J. Rennie,	{ A great many. Above 20 farms, containing 5000 a. from 70 to 600 acres each.	{ Several.	33 per cent.	{ A very considerable number deprived of employment.	{ Reduce taxes and repeal the warehousing act.
Fenton, Had-dington, -	R. Hope, -	{ 1 of 500 acres. 2 of 500 a. each 1 of 470, ditto. (Scotch acres.)	{ All wishing to go, but leases.	60 per cent.	{ Many often without employment at low wages.	{ Continue bank restriction, lower rents and taxes.
Hillhead, Dum-frieshire, - -	Wm. Stewart,	Many.	Twenty-eight.	20 to 40 per c.	Employment decreased.	{ Regulate rent by prices, taxes.

## SCOTLAND continued.

Parish.	Name.	Unoccupied.	Notice to Quit.	Abatement of Rent.	Labouring Poor.	Remedies.
Prom, Haddington, -	Ch. Dudgeon, -	None.	None.	{ About 80 to } { 25 per c. }	{ Uncomfortable for } { want of employ. }	Corn rents.
Girvan Main, -	J. Tennant, -	{ 8 from 50 to 400 } { acres. }	{ Leases, but 3-4ths } { desire to quit. }	20 to 33 per c.	{ Harder than in any } { former year. }	{ Lower rents to prices } { of corn. }
Gorgie-moor, by Edinburgh, -	W. Gray, -	3 { 1 of 100 acres } 1 { 1 of 200 acres }	{ Leases, but many } { desirous to quit. }	20 to 25 per c.	{ Worse for want of } { employment. }	{ Raise prices, & lower } { taxes. }
Tillylumb, near Perth, -	J. Andrews, -	{ 7 farms contain- } { ing 1652 Scotch } { acres. }	{ Leases, but four } { have renounced } { them. }	30 to 40 per c.	{ Far from being com- } { fortible, from great } { want of employ. }	Reduce rent and taxes.
Moncur, Carse of Gowry, -	Pat. Jack, -	A great number.	{ One half of the } { farmers. }	20 to 30 per c.	{ In great distress for } { want of employment }	{ Repeal the taxes of 20 } { years past, regulate } { distilleries, currents, } { feedout troops, broad } { with British corn. }
Tain, Ross, -	D. McLeod, -	None.	None.	None.	{ Great distress for } { want of employment }	{ Lower taxes, regu- } { late distilleries. }
Dunrobin Castle, Sutherland, -	W. Young, -	None.	None.	25 per cent.	As well of as in 1812.	{ Lower taxes, regu- } { late distilleries. }
Tranent, by Edinburgh, -	D. Wight, -	{ 1 of 180 } & many { 2 of 200 } in se- { 2 of 550 } ques- { 1 of 250 } tration { of 1500 }	---	---	---	{ Lower rent & taxes, } { prohibit imports, } { bounty. }
Hitchell, near Annan, -	J. Church, -	{ 5 from 50 to } { 200 acres each. }	Many.	30 to 40 per c.	{ Idle for want of em- } { ployment. }	{ Bounty on export, } { duties on imports. }
Thurso, -	J. Henderson, -	None.	Many.	None.	Do not suffer much.	{ Taxes, public grana- } { ries, corn to be bought } { by government. }
Marblefield, Thurso	Lt. Col. Wil- hamson, -	{ Some, & many } { more will soon. }	Many.	---	{ Not nearly so clearly } { employed as hereto- } { fore. }	Lower & regulate taxes

## SCOTLAND.

*Lt. Col. Williamson.*—The far greater proportion of farms in this county (Caithness) are in the occupancy of tenants, paying from 3 to 50 pounds a year of rent, and of these perhaps two-thirds are under 20 pounds.

The rates of wages paid to farm servants continue the same as formerly; and of all classes, they appear to be the only persons who are not injured by the pressure of the times. The ordinary rate of wages now paid to a labouring man, hired by the day, is from 1s. 6d. to 2s. 6d. per day, according to their skill and knowledge of the works they are employed at; they have not yet lowered their rates, but owing to the scarcity of money they are not near so closely employed, as most people have been obliged to stop the improvements they were carrying on. Most of these servants, labourers, and lower orders of farmers are formed into benefit societies, to which they contribute a small sum quarterly, and in case of illness, or any other cause satisfactory to the manager, such relief is given from the fund, as they see proper. The good effects of these societies appear to me very great, and they ought to be encouraged by every possible means. They tend to continue that spirit of independence which I before noticed, and to prevent all the evils which poor rates are so productive of.

The constant object of the legislature has avowedly been to free the lower classes of society as much as possible from taxation. In this most laudable object they do not always succeed, for the laws imposing

taxes, are too often not so clearly expressed as they ought to be, and Government, with those acting under it in the assessment and collection of the taxes, explain them as their own views may incline them to do. Appeals are no doubt allowed, but when the poverty, ignorance, and carelessness of the persons aggrieved are considered, and their great distance in many cases from the place where the appeal court sits, it is not to be wondered at that they should often omit to take the benefit of appealing; they often do so, and are not aware of the consequences of their neglect, until they find their miserable effects taken by warrants of distress, to be sold to pay the taxes and expences, the latter often of a greater amount than the duties, but which, in many cases, cannot be converted into money; thus exhibiting the fallacy of such assessments, and shewing the hardship of the collector's situation, who is held responsible for taxes which, after doing every thing that the law admits of, he cannot make effectual. One consequence is, that the collector of this county has given notice that he will not continue for the next year, as his doing so would ruin himself, and probably injure his sureties.

I have often seen horses brought to be measured in cases of appeal, which were found to be of a height that made them subject to the duty, though their price, if sold, would do little more than pay it. This appears to be absurd: if such a tax is to exist, it is the usefulness of the animal that should regulate the duty, and not his height; and why should not the commissioners be left to judge of that, after examining the animal, in cases of appeal, as they now are of the measurements. Common sense forbids me to suppose, that ever the legislature meant that a person with such a horse as I have mentioned, should pay duty equal to a man who had one fit to perform every sort of work

on a farm, as one of a pair in plough or cart. Let then an easy cure for the evil be applied, by vesting in the county commissioners a power to judge in such cases, or by applying such other remedy as may be considered best. The case of that description of persons is very bad, their sufferings under the operations of these taxes are very great, and the revenue derived from them of little consideration in a national view. Let me then hope that the influence of the Board of Agriculture will be exerted in their behalf, and they relieved as much as the situation of the country will admit of. Where the means are, there let the tax fall; but by taxing the poor, they are seldom able to pay them when demanded, and consequently subjected to the expenses incurred in recovering them.

Beef sold during the winter at  $2\frac{1}{2}d.$  to  $3\frac{1}{2}d.$  per lb. Dutch weight.

Beef sells now from  $3\frac{1}{2}d.$  to  $4\frac{1}{2}d.$  same weight.

Mutton the same rates. Pork same wt.  $2\frac{1}{2}d.$

Butter same wt.  $9d$  to  $10d.$  Cheese do. do.  $8d.$

*Niel Ballingall.*—The circumstances denoting the distress of the farmers are very well known to me, and are easily accounted for; the average fair price for wheat, barley, and oats for seventeen years preceding crop 1815, was  $28s. 1d.$  per boll; the year's crop of 1815 is at an average of these grains  $17s. 4d.$  only; almost all the farms in the county were taken on leases for 19 years, on supposition that these prices would continue, which had enabled them to pay the property tax, assessed most unjustly, not upon profit, but upon rent: the sudden fall of price has had this effect, that the produce of the ground falls short of the rent agreed almost one-fourth, which they are compelled to pay, by diminishing their capital stock to that

amount. This has rendered them incapable of purchasing lime and other manures to keep the land in the accustomed high order; it has also induced them to break up every rich spot of ground capable of producing a crop, to keep them out of the bankrupt list, and utterly to neglect all the poorer parts of their farms, which can no longer be cultivated without serious loss, as the whole produce will not pay the expence of cultivation. Another system denoting the distress of the farmers is, the thrashing out and hurrying their grain to a market, already quite glutted, where they must sell at a reduced price, if they sell at all, and often obliged to accept of bills for the value of the sales, which bills the banks uniformly refuse to discount; a very evident sign that they believe the drawer of the bill to be on the brink of bankruptcy, and, without some effectual relief, it is my firm belief that nine-tenths of them are so.

The state of the labouring poor is infinitely better than that of the farmers who employ them: their wages are very little diminished, being 9s. and 10s. per week, and hitherto plenty of work for them, but that cannot possibly continue long, as the farmers, at least many of them, are incapable of affording to employ labourers.

Relieve the farmer from the property tax, so far as it affects him, as tenant, and that immediately of the tax due 5th of April next, because it is not a tax upon his profit or income; for the whole produce of his farm cannot, at the present price, pay the rent; one-fourth part, if paid, is taken from his capital, and to add the property tax to this severe loss is certainly not only unjust, but the most impolitic measure ever attempted. If this remedy is not applied, the certain ruin of the farmer must follow.

I shall, with great deference, mention what I



presume would be an effectual means of relieving all the farmers in the kingdom from their present extreme difficulties, viz. I find that the average price of wheat, barley, and oats at the Fife fiars is 28s. 1d. per boll, for 17 years preceding crop 1815; all the existing leases, for 19 years, are at a rate calculating on the prices continuing at these rates; the proprietors have therefore suffered nothing from the property tax. If a rental by the new leases was raised 1,000*l.* the landlord paid 100*l.* property tax from such rise; but it is plain he drew 900*l.* more from his tenants: how then could the tax be said to be oppressive to the proprietor? Far from it; it was, perhaps, the most effective and most eligible tax ever devised, had it also effected the tenant the same way as the landlord, by assessing him on his actual profit, instead of the absurd data of supposing half his rent to be profit, when instead of it, he was sustaining actual loss to perhaps one-fourth of his whole rent. I presume that nothing could be more just, than that all landlords, without exception, should try how many bolls of grain, wheat, barley, and oats, the money rent stipulated by the lease would purchase at the county fiars when agreed upon, and that, at present, he ought to accept of the price of the same number of bolls at the fiars price crop 1815, and at the fiars, every after crop, until prices rise to their former rates: he would thus receive the same proportion of the produce of his lands as before, raised by the tenant at the same expense as when he entered into the lease, when that number of bolls was esteemed an adequate rent by both parties: unless such a measure be adopted, a tenant must sell double the quantity to make good his landlord's rent, which is, in other words, doubling the amount, and absolutely ruining the whole class of farmers who are bound by lease. Those who are not so, will throw up the farms. The consequence,

in a public view, is dreadful : instead of raising victuals, as at present, more than adequate to the consumption, from the perfect state of culture it had attained, the spirit of the farmer, broken and depressed, will be incapable of making it produce within one-fourth of what he used to do.

*R. Brown.*—There are no farms in the county of East Lothain that, strictly speaking, can be reported as unoccupied by tenants, though as several farmers have lately been sequestrated for arrears, their farms must of course fall into the landlord's hands, if they cannot be re-let to other tenants. But these circumstances throw little light upon the condition of agriculturists. It being apprehended that three-fourths of them, at least, are living upon their capital stock, and this of itself must soon produce the most ruinous consequences, both to individuals and to the prosperity of agriculture. It may be added in explanation, that the majority of tenants in this district are better provided with capital stock than in many other counties of Scotland ; hence they are more capable of bearing a few adverse years than their brethren in other Scottish counties.

Several farms have been reduced in rent, by agreement with the landlord, and the reductions have been made upon different principles ; that is, either by a percentage on the old rent, or by commuting the money rent into wheat at the importation rate. The reduction, when made in money, is understood to be from 20 to 30 per cent. according to circumstances ; and where money rent has been converted into grain, the tenant taken is bound to pay the quantity fixed upon, according to the fiars or annual prices of each year, it being expressly declared that the maximum price shall not exceed the importation rate. To make this

answer completely understood, a hypothetical case shall be stated. If the tenant had covenanted to pay 1,000*l.* per annum, the rent is converted into 500 bolls, or 250 quarters of wheat, and if the fiars or average price of the year is 30*s.* per boll, then his rent is 750*l.* If the fiars are 32*s.* the rent is 800*l.* and so on according to the averages of each year; though, as already said, the rent can never exceed 1,000*l.* This mode of arranging rent is considered as the best that can be devised; but if rent continues to be paid in money, a reduction on all farms let since 1805 to the extent of 35 per cent. seems to be necessary.

With respect to the distress of the farmers, it may be observed, that lime and dung are in less demand than formerly; that a great many labourers are out of employment; that improvements, except in a few instances, are almost at a stand; that taxes are with difficulty collected, and that an universal scarcity of money has taken place among persons of all descriptions. These evils, it is plain, must gradually increase, until the prices of farm produce are more in unison with the expenses incurred on its cultivation.

The present distress is much greater on arable, than on grass farms; because on farms of the first description, the expenses of cultivation are equal to rent; whereas in those of the latter, the expense of management is inconsiderable. But applying the query to this district, where alternate husbandry is generally practised, it may be said, that the distress is felt by every farmer in direct proportion with the nature of the terms upon which he holds his possession. Upon the small quantity of grass land let annually in this district, it is believed, that three-fourths of the rent was rarely paid last year, out of the profits of the stock thereupon fed; whilst the feeders of cattle and sheep upon turnips, so far as sales are made, are in a much

worse state, having barely received a profit equal to the interest of the purchase money and expense of attending markets.

The flock farmers, that is, the breeders of sheep, have as yet suffered very little. The price of wool was higher last year than usual, whilst lean sheep were sold till lately on pretty fair terms. From these circumstances, few or none of the flock farmers have as yet suffered such losses as have fallen upon their brethren: but they must soon be equally distressed with corn farmers and feeders; though as few spring sales for lean stock, whether of cattle or sheep, have as yet been made, the extent of their losses cannot be ascertained. It is only a small part of this district in which the breeding system is exclusively followed; but a great number of lambs are reared every year and sold, when fat, to the Edinburgh fleshers. It is supposed that the fall in value of hides and tallow this year may be estimated as equal to 9*d.* or 1*s.* per stone of beef and mutton, according to quality, the stone being 17½ lbs. avoirdupois.

As remedies, lessening the duty on distillation, and placing the distillers under such regulations as might enable those concerned in that trade to furnish the public with sound and wholesome spirits; as unless such are manufactured, were the whole army of Great Britain employed in assisting the revenue officers, smuggling could not be prevented. Repealing the clause in the corn law, which allows foreign corn to be warehoused; because so long as that clause remains in force, British merchants will not speculate to any extent in plentiful years. Offering a bounty on the exportation of corn to foreign countries, for a limited period, say for 12 months, in order that the market may be cleared of that extraordinary supply with which it has for six months past been glutted;

and lastly, by laying additional duties on tallow, butter, and cheese imported from foreign countries. Were these measures carried into execution, without delay, there can be no doubt but that the distresses of the farmer would thereby be considerably alleviated.

That rent must fall whether landholders will or not, unless the value of produce rises considerably, is indisputable, it being inconsistent with the nature of things that a losing business can be long exercised. But if a reduction must sooner or later happen, it is an object of importance that it should take place whilst capital stock remains with the agriculturist: but by delaying it till capital is exhausted, a *shock* may be given to agriculture, which cannot afterwards be remedied.

*William Young.*—In the neighbourhood of Dunnothun, which has the sea on one side, within a range of ten or twelve miles, there are six farms unoccupied by tenants; in size from nearly 200 to 400 acres each; and by Whitsunday or Martinmas next, there will be several others. Here the system of large farms has not reached the same extent as in the south of Scotland. Many of the present tenants hold their farms on old, and consequently comparatively beneficial leases; and the small farms are occupied by people whose wants are small, whose necessities are few, and who, enjoying a home and a residence, to which time has made them attached, struggle on through little better than poverty, in hopes of their situation being improved. There is a general unwillingness on the part of landlords to commence farming operations, but where farms are open they are obliged to do so; and to which they are driven by a want of competition among farmers. The latter being either afraid of risking their capital, on the problematical chance of

any return from the profits of agriculture; or, what is more usual, having already exhausted what capital they possessed, by the enormous decline in the value of farm stocking, when their former leases had expired; and in the depreciated value of farm produce for some time.

Many tenants have announced to their landlords the impossibility of paying their rents, and have proposed quitting their farms at the first term. But as those only do so who have considerable capital remaining, the landlord generally prefers giving indulgence, to having his farm empty. In this county farms are almost universally let on 19 years endurance, or longer, therefore a notice of quitting is not commonly given. A tenant, who knows that on quitting his farm he must bring his stock to an unsaleable market, or part with it at less than one-half of what it was worth two years ago; and that no other prospect is held out to him, naturally clings to what stake he may have remaining. But nothing is more common than applications for reduction of rent: this, in some cases, has been acceded to; in many, sequestrations, or executions, followed by a public sale, have been resorted to for recovery of rents; and when the landlord is so inclined, this system can be acted on while any capital remains to the tenant. But in many instances much indulgence has been shewn by the landlord. By a length of lease an intimate connection subsists between him and his tenant, in general time is allowed to pay the rents, without having recourse to legal measures; and from this circumstance the arrears are very considerable: but if a great improvement does not take place in the price of farm produce, these arrears can never be recovered, and a great reduction of rent must necessarily follow.

In answer to the queries, regard must be had to the

fact, that large farms are not general in this neighbourhood, none exceeding, and very few reaching, 400 acres. That farms are generally under lease, where by strict compact the termination is expressed, and the landlords can thus exact the last farthing of the tenant's capital; that proprietors have been indulgent; that tenants themselves are entirely at a loss from whence to derive a livelihood, even if they should risk bringing their remaining property to the precarious chance of a sale, by quitting their farms. But their capital is rapidly diminishing, and in a short time must be completely exhausted, by a continuance of the present distress. Should this crisis arrive, the state of those parts of the kingdom where all classes depend upon the agricultural interest, and where farmers are without capital, must be viewed with dismay: and this is the existing state of circumstances over all parts of this county.

Every thing manifests this general distress. The farmer is unable to pay his rent, his taxes, the price of his lime, or other manure, or ordinary debts. When these are small, he carries to market that part of his stock which is saleable at *some price*, but which, not being surplus stock, under other circumstances, would not have been parted with; and a repetition of which must lead to his complete impoverishment. Where the debts are considerable, public sales by auction have been resorted to, and to such an extent have these of late been carried, that few purchasers appear, and the articles are either unsold, or sold at a ruinously reduced price. A universal complaint among shopkeepers of a general stagnation in business, and among labourers of a want of work, casting a gloom and dependency over the country; the circulation of money being at a stand, as the agriculturists, from whom, remote from large towns, it first emanates, are

either without money or credit, or observe a rigid system of economy. Among shopkeepers, among artificers of all descriptions; and in classes where such a thing was hardly known before, bankruptcies are general; and every one attributes his insolvency to the distress among farmers.

The labouring poor are almost universally without work; and are now complaining of the low price of provisions as the cause. Those who were formerly the readiest to head any mob or riot, to prevent exportation of grain, or were loudest in their clamours against high prices, and the late Corn Bill, now openly and candidly admit, that a fair remuneration to the farmer is what will best ensure the labourers of all descriptions, whether agricultural or manufacturing, the necessaries and comforts of life.

Poor-rates are fortunately unknown here; but paupers are, beyond all description, worse than in the years 1811 and 1812. In Scotland a collection is made at the churches every Sunday for the benefit of the poor of each parish. In country parishes, where proprietors are not resident, this arises from farmers, and those depending upon them. To such a pitch has their distress driven them, that these collections, in many places, are scarcely one-half of what they formerly were. Besides that, much private charity was given by them in more affluent times to their poor neighbours, which the changed circumstances of the country now obliges them to withhold.

The great speculation in foreign grain during the progress of the Corn Bill, and importations after its enactment, before it could by law be put in force, a stop having been put to the supplies necessary during the war, to the army and navy; and, in co-operation with these, the abundant crop of 1815, have all had a tendency to cause an excessive glut of agricultural



produce beyond the wants of the country. The great desideratum then is a market. To procure this, a bounty on exportation can alone be effectual; and such a bounty as can force that. Perhaps the resources of the empire at present may not be equal to this, or the jealousy of the mercantile interest may oppose it. But it can be proved, that this latter will reap an advantage from every benefit accruing to agriculture; and it is presumed it may be attained without encroaching upon the expenditure of the country.

Whether, now that the principle of occasionally augmenting the importation price of foreign grain, is recognised, the country be yet ripe for a farther increase may be doubtful; but if that measure could be brought about, without tumult, and it shall appear well established that this nation can raise bread corn adequate to its necessities, its adoption appears salutary. Should the prices of other grain be thought sufficiently high, the protecting price of oats, by the last Corn Act, is much too low, and should not have been under 31s. 6d. per quarter. As connected with that Act, and as operating, in a *minor degree*, the importation of meal and flour should be entirely prohibited; because, wherever the employment can be given, the labouring poor in this country ought to have the advantage of it. Should we ever stand in need of foreign corn, let its manufacture then, however trifling, be a resource open to them.

A duty on the importation of foreign wool may be of assistance to flock farms; the same on foreign cheese and butter may be beneficial to dairy farms, and may better the condition of small farmers, and of crofters, or hinds.

By the convertible system of husbandry, where alternate grain and green crops are adopted, it is supposed that the land will be more productive of food,

than in any other way; while the land carries grass and turnips, it is yielding butchers' meat, and producing very rich manure: but above all, it is brought into a state of preparation for carrying, and continuing to carry, weighty crops of grain without being exhausted. To encourage this, therefore, by the rearing of cattle, a high protecting duty is recommended to be laid on imported hides and tallow. The duty on foreign hides, while it enhances the value of our own, will counterbalance to the revenue the tax upon leather; and will, at the same time, that it gives assistance to the agricultural interest, counteract any increase of price upon the articles manufactured from it, the reduction of the tax compensating the consumer for the duty.

Another measure is necessary, not so much for relieving the general distress, as bringing all parts of the country on a level; that is, an equalization of the distillery laws between Great Britain and Ireland, and between Scotland and England. The establishment also of small stills in the interior of Scotland will prevent illicit distillation; must improve the morals of the people, by lessening the temptation to infringe the laws; and by the introduction of a more favourite and less deleterious spirit, will increase the revenue, by preventing smuggling from the continent of a spirit much used, for want of a wholesome malt spirit of home production, and will give a readier market to that part of the country.

*J. Rennie.*—In consequence of the unprecedented fall in the price of every kind of farm produce, a great many farms in this county are at present unoccupied by tenants, being either possessed by their creditors, or given up to the proprietors. Upwards of five thousand Scotch acres of arable land, consisting of about 20 farms, and

containing from seventy to six hundred acres each, are included in the above description. Almost the whole farms alluded to have been publicly advertised to be let for some months past; one of which only, a farm of 330 acres, has been re-let, and that at a reduction of one-third of the former rent.

The answers to the queries, merely state the distress that has already taken place; but from my own personal knowledge, I am aware that the distressed state of the farmer has not as yet reached its height; the present very low price of corn, added to the late depression that has followed both upon cattle and sheep, render the payment of rent from the produce of the soil, in every instance, quite impossible, the amount of sales being barely sufficient to defray taxes and necessary expenses. The common terms of payment of rent upon all farms lately let, is, Martinmas and Whitsunday; and at last Martinmas it is a notorious fact, that many respectable tenants, unable to comply with the stipulated terms of payment, were under the necessity of granting their bill at three months to their proprietor, and in the interim, were obliged to dispose of their grain at the then low rate, in order to retire their bills; so that when the term of Whitsunday arrives, the crop being then entirely disposed of, they will find themselves in a worse situation than they were in at Martinmas.

That the banks have, in every instance, abridged their discounts is beyond dispute, merely rendering money less plentiful, and tending still farther to diminish the value of farm produce.

The labouring class of the community have not been exempted from the general distress, a very considerable number having been deprived of employment; those retained are at a reduction of one-half of their former wages.

When the Corn Bill passed lately, great hopes were entertained that 80s. per quarter would have protected the British farmer from much chance of competition with the foreign grower of corn; but in consequence of a clause introduced into the Bill, whereby importation is permitted at all times to be warehoused, it appears now too evident, that 80s. then intended as the minimum, will, in all probability, often be the maximum price; for no sooner does the price get up to 80s. than an immense quantity of foreign corn is immediately found in the market, the inevitable consequences of which are too obvious to require any further illustration.

The prices of beef from 4d. to 6d. per Dutch lb.

Mutton	5d. to 6d.	Ditto.
Pork	3d. to 4d.	Ditto.
Butter	12d. to 15d.	per 24 oz.
Cheese	4d. to 6d.	Ditto.

*Adam Walker.*—A very great number of farmers have applied for a reduction of rent; and if that is not granted, have desired their landlords to take the farms off their hands; and several of these farmers have expended considerable capitals in improving their farms, which sums they would lose altogether, rather than keep their farms at the present rent. Indeed I am convinced, that almost every farm in the neighbourhood of Mellendean, taken between the years 1806 and 1813, have been taken at such extravagant rents, that no relief the Government can give will enable occupiers to keep them, without a great reduction of rent from the landlords.

It is difficult to describe the circumstances denoting the distress of farmers, which vary according to the nature of the farm; but among the most striking, is the total stop that has been put to improvement of

land, by liming, draining, and every other operation requiring the expenditure of capital.

In this country the circulation of paper has been greatly diminished; and this circumstance has certainly added much to the distress of the farmers.

Most of the farm servants in this neighbourhood are married servants, called hinds; and as their wages consist chiefly of grain, and the produce of a cow, their families suffer little or no inconvenience from the present very low prices; but the other labourers, who were usually employed in carrying on the improvements of enclosing, draining, &c. and were paid in money, must now suffer severely for want of employment; and the number of poor must, in consequence, be much increased; but as the allowance to the poor in this neighbourhood is always regulated by the price of grain, and other provisions necessary for their support, that allowance to each individual has, of course, been diminished since the prices became so low; and therefore, although the number of paupers may be greater, and no doubt will increase, the poor-rates upon the whole have not yet exceeded the amount in the years 1811 and 1812.

The most obvious remedies for the present difficulties appear to me to be, increasing the rates at which grain may be imported by the late Corn Law; particularly oats, the price of which is there fixed at a rate unequally low: a proper regulation for the importation of this grain is of the greatest importance to Scotland, where it is the staple article raised for sale; at least, four fifths of the arable land in this country being incapable of producing wheat to advantage. Also encouraging the exportation of grain; and laying a high duty on all foreign tallow and hides imported.

*Robert Hope.*—There are four good and extensive

farms in the neighbourhood of Fenton without tenants, the one that first stood so contains nearly 500 Scotch acres, and was let several years since at from 1,200*l.* to 1,300*l.* sterling per annum, upon a 19 years lease, the tenant is a bankrupt, and the farm is now in the occupation of the proprietor; other two of the four contain about 1,000 Scotch acres, part hill pasture, and were let upon lease at 1,300*l.* sterling. The tenant has lately stopped payment, and the landlord is preparing to enter into possession himself; circumstances connected with the other, and last of the four farms alluded to, shew, in the most unequivocal manner, the melancholy change that has lately taken place in the circumstances and feeling of the farmers of this country. The farm in question contains 470 Scotch acres, and is justly considered one of the best clay land farms in the county. About 19 years ago it was advertised to let, the proprietor had offers and applications for the farm from a great number of the most respectable tenants, both for skill and capital, all anxious to become the fortunate candidate; the lease then granted being out at Whitsunday first, the same farm, considerably improved, has been repeatedly advertised to let during last winter, when, unfortunately to relate, not one farmer has come forward with a wish or desire to become tenant; the proprietor of course finds himself under the necessity of taking the farm into his own hands, and has made already the necessary arrangements for that purpose.

In several instances tenants have offered to give up their farms; but all farms here are let for 19 or 21 years, proprietors will not quit a tenant of capital, and those tenants who had little capital at first, or those who may have laid out their all upon their farms, cannot afford to give up their leases, as if they do they must either work for another person or beg, as

no landlord will either allow them to remove their stock, or make any compensation for money laid out in improving the lands. I know a tenant who pays 1,800*l.* per annum, he has lost upwards of 2,000*l.* but having something still to live upon he offered up his lease repeatedly, and to quit without any claim whatever, but the landlord has positively refused acceding to such terms, insisting upon the tenant keeping the farm. A neighbour of mine, upon the same estate, having still some capital left, would willingly renounce all the ameliorations he has made on his farm, to the extent of nearly 2,000*l.* and leave all the farming utensils with horses, &c. if his landlord would allow him to depart, but such proposals are in vain, he must stand to while he has a shilling. A near relation of my own, would willingly give his landlord 1,000 guineas to get quit, and his farm, with the before mentioned two cases, contains only about 300 Scotch acres each, but it will not do; in short, as stated above, a poor tenant *cannot*, and a wealthy tenant *dares not*, remove.

Beside the good clay land farm alluded to, there has been only one farm since harvest to let in this district, that farm contains about 300 Scotch acres, and during the last 10 years, has been rented at nearly 4*l.* per acre, rather above than below that sum. Last week that farm was re-let, upon a lease of 19 years, at 52*s.* 6*d.* per Scotch acre. I am confident, that were all the lands let in this county within the last seven years, to come at this time into the market, that they would experience a corresponding reduction of rent.

The chief circumstance denoting the distress of the farmers here, is, that within the last four months, tenants paying, or being bound to pay, fully 6,000*l.* sterling of rent per annum, have been sequestered. A few years ago all of them were men of property, although now ruined.

The bank of Scotland has a branch in Haddington, and the British Linen Company have a branch in Dunbar, beside a company under the firm of the East Lothian Banking Company; all of these were liberal in their discounts two years ago, but the two latter have, during the last year, greatly limited their discounts, which has been greatly distressing to many individuals, who had unfortunately calculated upon a continuance of their liberality, of course the district really suffers from a diminished circulation of paper.

Beef and mutton from 7s. to 8s. per stone of 16 lb. and  $17\frac{1}{2}$  oz. to the lb. Pork hardly saleable, but may be quoted at 4s. per stone. No cheese made in this district for sale. Butter 12d. to 16d. per lb. of 22 oz.

By all means to continue the Bank of England Restriction Bill, which certainly tends to keep up the quantity of paper in circulation.

*W. S. Dempster.*—Upon three estates of Skibo, Pulrossie, and Upper Skibo, in the county of Sutherland, I have at present two hundred and sixty-eight tenants, (great and small) and I never knew or heard of such general distress among them as there is at present. Scarcely one of the principal tenants has been able to pay even a part of their rents due at last Martinmas Term, and I have in consequence been obliged, for my own security, to sequester their effects; a measure so ruinous, that nothing but urgent necessity could induce me to have recourse to. The last letter from my factor, (steward) received a few days ago, informs me that the present distress of the tenantry is quite unexampled, there being no demand for either corn or cattle.

I have already received notice of two of my tenants throwing up their farms, and am informed that many others will shortly be reduced to the necessity of doing the same. They, however, cling to their farms as long



as they can, poor creatures, not knowing where else to better themselves; for there is not one amongst them all, whose rent exceeds 40s. per acre per annum.

On account of the present depressed and impoverished condition of the tenantry, the provincial banks are not inclined now to risk and afford that pecuniary accommodation to the farmers, which they used to do, and discounts are almost wholly put a stop to: the consequence is, a general stagnation, and very little money in circulation.

The state of the labouring poor is becoming worse daily. Farmers, as well as landowners, being obliged, from the necessity of the times, to put an entire stop to all improvements on their lands, consequently the labouring poor are left without employment, and are now suffering great and unusual hardships.

As a remedy. Check the present importation of farm produce (cheese and butter) from Holland, by proportionate duties.

*William Stewart.*—The depreciation of agricultural produce, especially of the last corn crop, has been so evident and so severely felt, that the land proprietors have given abatements of the current year's rent, from 20 to 40 per cent., according to their ideas of the farms being let at higher or lower rents, and the price of produce at the time they were let. On large estates, where corn farms have been let at rack rents (that is the highest rents offered by tenants considered sufficient) these abatements have been made upon general principles; such as a conversion of the agreed rent into bushels of corn, wheat, barley, and oats, equally, or in different proportions, as the farms are considered to produce them; this converted quantity of corn, at the average rate of the prices for the seven years preceding the letting of the lease to the fiars of the county,

making the full rack rent; and the present rent (and future rents if so agreed) to be the same quantity of corn converted, according to the fiars of the year. Such abatements have been generally considered fair, but, in several instances, not satisfactory to the tenant; two of them were treated with last week; one farm, at 420*l.*, offered to be continued at 315*l.* The tenant, (a sufficient man) entreated to be allowed to give it up, but it was refused to be accepted on account of Whitsunday, the term of entry, being too near to advertise for selling of new. Another farm, rent 315*l.*, 30 per cent. deduction was offered, but the tenant intreated to give it up; it was thought advisable to take it, and it will probably remain on the proprietor's hands for the ensuing year. Five considerable farms, of one estate, were lately let at 50 per cent. of the former rent, but being only of a short lease, and under special terms of management, equivalent to 10 per cent. more; the diminution of rent is so reckoned at 40 per cent. Five farms within four miles of Hillside are fallen into the proprietor's hands since last autumn: for one of these, which was rented at 400*l.* only 200*l.* has been offered; another, rented at 375*l.*—200*l.* was also offered. These, and other two of the five, are good and desirable farms; they are all on the proprietor's hands, and no part of them yet ploughed. On one estate 22 farms have been advertised to be let, and entered to as at Candlemas last—no adequate offers were made—they were exposed by auction, but not one let. A farm of another estate, where the tenant had failed, that was rented at 160*l.*, was let by auction at 91*l.* Various tenants of a different estate, have offered to give their farms up, though an abatement of 30 per cent. was given; different farms of separate estates are lately re-let at a reduction of from 30 to 40 per cent.

Many tenants of corn and cattle farms have been

brought, within the two last years, to a state of bankruptcy and the most reduced circumstances. These, though many more in number than had been reduced for 12 or 14 years before, have not been considered of the prudent cast of people, or have not had capitals adequate to their undertakings. Where tenants have been of a different description, proprietors have been prudently backward in distressing, and have rather suffered them to fall in arrear; of these there are now many, and it is generally believed that there is scarce a tenant, whose farm has been let at rack rent within the last 10 years, who can stand three years of prices similar to the last and present years, or nearly so; and few who can stand such another year. The shopkeepers and tradesmen of the market towns and villages are suffering much distress from their diminished and limited trade, which in this county depends almost entirely on the agricultural class.

The depreciation in the price of farm produce is considered to have affected the corn and black cattle farmers nearly in an equal degree. The fall in the price of corn has been rather more, but where black cattle prevail, the capital being more (in proportion to the rent) the reduction of it has been more severely felt. Indeed where such farms had changeable stock they were generally more supported by credit, of course the reduction of their capital affected many severely; nor does it seem that the supporting of credit would answer a good purpose in the circumstances of a gradual and apparent permanent reduction of the price of black cattle. The grazier is not to look for the same returns when cattle are at low prices that he gets when they are high. The price of black cattle in October, 1815 (the month in which here the principal sales are made) have been from 30 to 35 per cent. below 1811, 1812, and 1813.

Sheep well fed and sold in the months of January and February, have not brought, in the best markets in Scotland, more than they were bought in for in July and August last. The same sort of sheep were sold in the same markets, the year preceding, at full 30 per cent. more price. From this and other circumstances of the times, the sheep farmers rather dread a still more unfavourable change in the approaching season.

Rents should be regulated by the current prices of certain quantities of grain, such as the land produces; but as these may come to an extreme from a course of deficient crops, or the reverse, that a maximum or minimum should be fixed. In Scotland these current prices are ascertained in the counties by the fairs: in England they might be so by Mark-Lane, or more particularly by the returns for the maritime counties. Where farms are in mixed management of corn and cattle, so generally the case, it may be considered that the rules of corn may be nearly applicable to the whole. In particular estates, however, it has been proposed that the proprietor should have a discretionary power, from his knowledge or information as to the advantageous prices of cattle, on the reverse to alter the rent from the rate of corn to the extent of 10 per cent. yearly; and this discretionary power, so far as known, is rather approved by the tenant, and will probably always be so where confidence takes place. Where farms are in grass, or chiefly used for grazing, it has been thought that the current prices of Smithfield might be a just rule for all Britain, if these are or should be regulated under legislative authority. Though these apply immediately only to fed cattle, yet it appears unquestionable, that upon an average of a few years, the returns of the breeder come to these ultimate prices; and equally certain that the returns

of the grazier, on the same average, comes to be proportioned to that of the breeder; that is, if one year old or two year old cattle give a small or low price, that the returns of the grazier for a season is proportioned to it, and that the same holds good where the prices of young cattle are high.

*William Gray.*—All the farms in the neighbourhood of George-moor being let on leases, the tenants cannot quit till they expire.

One thing that presses very hard on the tenants in Scotland is the mode of charging the income tax; as the rents here are in general, and in this neighbourhood considerably more than double the rents paid in England for land of the same quality; and the reason is, that we pay no tithes, and our poor rates are very trifling, say from 4*d.* to 6*d.* in the pound. Had tithes been taken in kind for some years past from the produce of the farm I possess, they would have amounted to at least 2*l.* per acre yearly, and had the poor rates been as high as in England, to about 1*l.* more, which would have been nearly the half of my rent. Another thing that presses hard upon the tenants in this district is the toll on manure, which amounts at least to 5*s.* an acre. The increased expense of cultivation in general also bears hard on arable farms, which must make the distress greater on arable than grass farms.

*Charles Dudgeon.*—Two farms, the property of Mr. Hay of Drumelsier, have been let very lately upon reduced rents. One of these was a subset entered on about 10 years ago, at about 75*s.* per Scotch and 39*s.* per English acre, the other in the ordinary way of succession, formerly 84*s.* per Scotch, or 66*s.* per English acre. They are now both let at 52*s.* 6*d.* Scotch,

or about 40*s.* 6*d.* per English acre, and are considered something like a fair rent. They are farms of considerable extent, amounting (I suppose) to about 600 acres together; but I cannot speak positively. They are let on a lease of, I believe, 19 years. They lie south-east of Haddington, about five or six miles. Near the same quarter, five miles east of Haddington, the property of Miss Dalrymple of Hailes, under leases of rack rent, were voluntarily reduced 20 per cent. of the rent by the proprietor, and gratefully accepted by the tenant as quite sufficient (only temporary and in future to be regulated by the price of corn). That lady declared, that should circumstances occur to require a further reduction, she was ready to meet them! Lady Torphichen has also reduced her rents on the lands of Cramond. One farm in particular, from 5*l.* 15*s.* to 4*l.* per acre—but I confine my observations to my own neighbourhood. The Hon. Gen. Charles Hope a few years ago, when no general calamity prevailed, was induced from a satisfactory representation that his farm of West Fortune was too high rented, as let in 1807, when land was at the highest, reduced it to the present tenant (who succeeded a brother who failed upon it) 150*l.* a year, for the whole period of the lease both before and after his succession; and on account of the present circumstances, a farther temporary reduction of 100*l.*, to enable him to meet the difficulties he had to encounter. That farm consists of 352 acres of inferior land, and originally was let at 935*l.*, and now at 785*l.*

The only permanent remedy against such consequences as must always result from such changes of price as have now been witnessed, is to have the rents regulated by the price of grain so as to rise or fall yearly accordingly. This, in some cases, is already in practice.

*John Tennant.*—The land through all Scotland is occupied under lease; so that it is not in the power of the farmer to quit the farm at his pleasure. But I believe the whole, or, at least, three-fourths of these farmers whose leases have commenced within the last 10 years, have made known to their proprietors, that they wish to quit their farms at Martinmas first, if they do not get an abatement, or modification of rent, to suit the fall in the price of produce, and declared their inability to go on without it.

I cannot conceive the country suffers from a diminished circulation of paper; every person gets paper money ready enough who has value to give for it.

It is evident the immediate cause of our present difficulties is high rent, and now low price of produce. If that had been corrected in time, that is, rents modified to the price of grain, the distress of the country would not have been so general, nor so severe, and sooner cured: by Martinmas first, farmers will generally have lost the whole stock of their farms, and those who have no more, consequently reduced to beggary (for they cannot get work in the mean time), and the few farmers that have more stock, are still tied down to losing concerns, that must ultimately ruin them too. There are a few proprietors through Scotland that have made timely arrangements with their tenants, and they are pursuing their business with vigour, employing labourers and tradesmen of all kinds, and the country already prospering; so that the success is known by experiment. The great point then to be obtained is to prevail on proprietors to make a reasonable new arrangement with those farmers whose stock they have not already got possession of, so that there may be a little stock left in the country for a new beginning.

I have been paying 16*0*l. per annum of property

tax, as if I had had 1,600*l.* of income, when I have actually been losing above 1,000*l.* a year.

*D. Hamilton Craig.*—The part of the country for which these queries are answered, lays on the borders of the Solway Firth, and in the south-west part of the stewartry of Kirkcudbright.

I know of no farms in my immediate neighbourhood (Dumfries) unoccupied: but at the distance of eight or ten miles from me, there are a great many in that situation; these are farms let from 100*l.* to 200*l.* per annum; more would be in the same situation, but the sale of agricultural stock at this time is so low, that the farmers wish to struggle on, if possible, in hopes of better times, sooner than dispose of their capitals at a very great undervalue.

Many tenants, to my knowledge, have given notice that they wish to quit their farms at the terms of Whitsunday or Candlemas next, the usual times of entry in this part of Scotland. On the small property which I possess here, about 2,000*l.* per annum, I have had such notice given me, unless considerable abatements were made, which has been done.

What has denoted the distress of the farmers, is their being unable to pay their rents and taxes, and their not employing the same number of labourers in the cultivation of the land, the produce having fallen one-half of what it was three years ago.

*James Andrew.*—The principle which is generally acted upon is, that the landlord now takes the price of such a portion of farm produce, as would have paid the stipulated rent in late years, when prices were high.

The stock of several farms have lately been brought to sale by public auction, at the instance of the land-



lords, and many are laid under sequestration. Of these last, the landlord forbears to bring on a sale, because he knows not what to do with his farm, and the tenant is allowed to continue, but can only be considered as a kind of steward for the landlord. In this country it is the general, I believe I may say, the universal opinion of men versant in rural affairs, that no tenant who has entered on his farm at any time for 10 years back, can continue long in the occupation of it, unless he is possessed of something very considerable besides the stock of his farm, if the landlord is disposed to hold him to the terms of his lease. From the year 1813 to 1816, the average price of wheat here, according to county fiars, was 41s. per boll; our county fiars for this year were struck on Friday last, and it now turns out to be only 24s. 2d., and other kinds of grain are much in a like proportion. The ruinous nature of contracts entered into on calculations at former prices is obvious.

It is not the general opinion that this country has suffered from a diminished circulation of paper. Our banks have been sufficiently liberal in their credit, where there was any good foundation to go upon.

The state of the labouring poor at present is far from being comfortable. Among farmers every thing that will stand, stands; and every farmer parts with every hand he can possibly spare; and our manufactures decline very much; accordingly, the price of labour has fallen considerably, and many cannot find employment at any wages.

It would be of very great effect to all the country north of this, the Highlands of Scotland, were such alterations made in the excise laws, as to enable them to distil their own country barley, and bring their spirits to market. This is a matter of great importance; and deserves the most particular investigation.

But, in general, I am afraid no effectual remedy can be applied to the distress on the agricultural interest, till rents and other expenses come to the level of farm produce.

*William Young.*—Several tenants, indeed I may say all in this county (Sutherland), who trust to the sale of corn and cattle for rent, taxes, and expenses, complain loudly that they cannot get on, owing to an entire stagnation in the disposal of the produce of their farms; but no land formerly in the hands of tenants is yet unoccupied.

From the public works at present going on in this county, the provision made for the lower classes by cottages, crofts to keep a cow or two, to raise potatoes, and a few bolls of grain, at moderate rents, the labouring poor are, perhaps, fully as well off as in 1811 and 1812.

*David M'Leod.*—Having had some conversation with a gentleman who attended a meeting on the subject of the queries contained in your communication, I am the better enabled to answer them than I should otherwise have been. But previous thereto, you will pardon me for stating some particulars of the circumstances and situation of the county of Ross. The whole line of the western part of the shire of Ross from the boundary with Sutherland at the north, to its boundary with the counties of Glengary, Inverness, and Strathglass, at the south, in the county of Inverness, is mountainous, and calculated much more for a pasture country, than for the growth of corn; although in its valleys some grain is procured for the support of its inhabitants, who depend much more on the sales from their cattle, their produce, and their sheep and wool for payment of their rents, and for

furnishing them with the comforts and conveniencies of life, than from their corn produce. The eastern part of Ross-shire, which is narrow, and runs into a point at Tarbit-Nisso, including the district of the Black Isle, is well calculated both from soil, situation, and climate, for raising good crops of wheat, oats, beans, barley, and green crops, all (with the exception of barley) of equal quality with any raised in Scotland. In this division of the county there are now many farmers settled from the Lothians and other parts of the southern countries, in good farms with long leases, and until the late general depression of the agricultural interest, were doing extremely well, and were introducing a different system of cultivation from what was usually practised in the northern counties. The prodigious high rents which were given in the Lothians, the counties of Roxburgh and Berwick in the south, in the counties of Fife and Angus on this side of the Forth, and which were spreading northward, induced these farmers to take leases here on terms comparatively moderate. But by far the greatest part of the low country, or eastern part of Ross-shire, is in the hands of the native inhabitants in small farms, cultivated in a very imperfect manner, the rents whereof they generally pay in produce, that is, in barley, or rather, bear and oatmeal, with a small proportion in money in lieu of personal services, which they used to perform in kind.

I have not heard of any farms that are as yet unoccupied by tenants, or any that the landlords have been obliged to take into their own hands. But the reason why that is the case is evident to me to arise, in the case of the larger tenants, from their enjoying long leases, and having laid out the greater part of their capital in the improvement of their farms, they look both to some indulgence from their landlords, and a

hope of relief from certain taxes, which press upon them with peculiar severity; and that when the glut, or excess of foreign corn and grain imported by speculators whilst the last Corn Bill was so long in dependence, is exhausted, they may expect somewhat better markets, than they have had for the last two crops. It is under these expectations that they are struggling to keep their possessions; but should they be disappointed in these expectations, there is not a doubt but another such year as the present would bring them all to ruin, and to the desertion of their farms; the consequence of which would be, in the highest degree, injurious to the landlords, and would throw the improvement of the country back to the state in which it was twenty years ago. The lesser tenants are also greatly depressed; for although they may pay their rents in produce, they have no market whatsoever for any surplus to pay their charges, or procure any of the comforts or necessities of life. They all look to a reduction of rent, if the present depression of prices continue.

Should no parliamentary relief be granted, as prices rise in consequence of the imported grain being exhausted, I am persuaded that the proprietors will find themselves reduced to the necessity (where leases have been granted within the last five years) to reduce their rents in the proportion that the price of wheat may be under 80s. per quarter, to the existing rent on each two acres of land; that is, if no higher price than 60s. can be obtained per quarter of wheat, the rent must be reduced from 40s. to 30s. an acre, as a just proportion, and so on should the price come lower, as it is at this time. It is to be observed, that in Scotland it is the landlord who pays the stipend of the clergyman, the whole land tax, crown rents, and bishop rents; and that the tenants have no part of these imposts to pay.

It is apparent to any person resident in the country, that the want of a market for barley, for which in-truth no price can be got, the distilleries in the northern counties being put an effectual stop to by a late decision of the county exchequer in Scotland, by which it has been decided, that the last Act of Parliament for regulating the distillery of spirits from corn, being the 54th of the King, chap. 172, does not explicitly permit the export of spirits beyond what was termed the northern line, which cuts off the best market from the northern distillery, and they have invariably stopped proceeding, and it has put an end to any distillation in this country, and no offer can be got for barley; the other kinds of grain may be sold at very reduced prices, by exporting them at the risk of the farmer to London or Leith; but the whole barley produce lies in hand, not enquired for, which may, in general, be calculated at a fifth, if not a fourth, in value of the produce of each well cultivated farm. The restriction, or discounts, or the granting of credits at the country banks, have been attended with the most pernicious consequences to the landed and farming interest, as from the want of the credit usually given, they were forced to sell their produce at any price to answer their rents, their current expenses to labourers and others, and thereby reduced to the greatest difficulties.

The price of black cattle fell equal to 30 per cent. below the prices of the preceding year; and from the bankruptcy of a great majority of the dealers in cattle, there is every prospect of a still greater fall this year, which must be very severely felt both by those grass farmers who deal in cattle more than sheep, and by the larger arable farmers in the price of their winters in their straw yards.

This country suffers exceedingly by the diminished circulation of paper; it has put an end to all internal

traffic, and has exposed the situation of all persons who had not an extensive and enlarged capital beyond their present necessities, to the greatest difficulties; has made it next to impracticable to pay the taxes with any degree of punctuality, and has forced a retrenchment amongst all ranks in the bare comforts of life: Coming at the same time that the produce of the soil was a perfect drug, and could not be sold otherwise than by exportation, at the risk of the farmer, made this grievance severely felt.

The labouring poor complain as much of feelings of personal distress, as those in the classes immediately above them. Although the rate of labour has not as yet suffered much diminution, as the retrenchment of the farmers have been more on the number they employ, than in the reduction of daily pay to those they retain, insomuch, as all improvements of land in draining, paring and burning, inclosing and liming, are at a stand, and the number of women and children usually employed in hoeing, weeding, and other light work, are much decreased.

By passing a fair and equal law on the subject of the distilleries, giving an open market to the distilleries of the north, permitting the use of small stills, which are alone suitable to the northern counties: that the duties shall be made universally equal, and levied on the spirits according to its strength, and not on the wash or wert, which gives a great advantage to the distillers of the south, who use the best and most productive barley, over him who uses the barley, bear or bigg, of the more northern counties, which is found to have less of the saccharine substance than that which is grown under a more genial sun; and, of course, from an equal quantity of wash, or wert, produces a much less quantity of spirits than is obtained from the barley of the more southern parts of the kingdom; it

being fully ascertained by the most correct experiments, that from 19 to 20 per cent. of proof spirits can be obtained from the first, whilst from 12 to 15 per cent. is the very utmost that can be obtained from the latter, which would give such an advantage to the use of southern barley over our produce, were the duties to be levied on the wash, that it would be thrown certainly out of the market. As the Lords of the Treasury have it in contemplation to bring in a new Bill for regulating the Scotch distillery during the present Session of Parliament, a recommendation on the part of your very Honourable Board to the above effect, might be attended with the most salutary consequences, by obtaining this piece of justice for the northern counties, in opposition to the claims of the great southern distillers, who evidently point at a monopoly of this trade, to the prejudice of the revenue and ruin of the northern farmer. If with this assistance from the legislature the country banks found themselves in a situation to resume their issues on discounts, as was the case until the year 1814, or the Peace of Paris, I have no doubt but the prosperity of the country would be in a great measure restored, improvements would be resumed, and the labouring poor obtain full employment at an adequate rate of daily pay.

*Patrick Jack.* — There is a very large farm at Drieborow, about 323 acres, the property of Lord Duncan, which he bought up from a Mr. Kirkedun, which endures for his lifetime: he is aged about 60 years; his Lordship pays him 1700*l.* per year: it was let to a Mr. Alexander in 1809, at about 1600*l.*, and he failed 12 months ago: the landlord has farmed it till first of February past, and let it at 780*l.* to a tenant, and I heard the tenant of that estate say, it was well the farm was let, for he did not see how he could bring more than 550*l.* from it in such times as the present.

There is one farm within two miles of Perth, the property of Lord Gray, about 100 acres, all arable, which was let about 1808 at a boll of wheat, and 5*l.* 7*s.* 6*d.* money rent per acre; the tenant stopped. That farm is now in his Lordship's hands, and was offered for 5*l.* without grain in 1814, but was not accepted. It has been farmed by his Lordship ever since. We hear that Lord Gray proposes to let this, and a very great number of his other farms, which he is pressed to take from the tenants that can hold no longer, at the rent of so many bushels of wheat, or any other sort of grain, to be ascertained by the county fiars, which are struck every year on the 1st of March, which takes in four months back every year; almost all his estates will be offered up by Whitsunday first, if relief be not given for the last crop. On a farm of 200 acres on these estates, the tenant has advertised his stock to be sold 13th of this month, positively to hold no longer.

Two farms in this neighbourhood, about 300 acres arable, besides pasture, the property of a Mr. Gregg, Writer to Signet, has been farmed four or five years by the proprietor, advertised year by year to let, but never finds a tenant. One farm, about 100 acres all arable, the property of Mr. Drummond Magineh, twice let in seven years, and is this moment occupied by the landlord, after having been offered to let, but no offer made at any price. Two more farms in Breas of Carse of Gowrie, the property of Mr. James Webster, from two to three hundred acres of arable, besides some hill pasture: he was offered 400*l.* in summer last, and did not accept, but is begun to farm himself, as he cannot get any offers of any kind. About the year 1807 and 1808 there was in the Carse of Gowrie, two farms of about 500 acres each, two of about 200 acres, and four about 160 acres to 170; and a number of smaller ones, all being fine land, let at about 4*l.* and two firlots of wheat and two firlots barley each acre,



all of which have been lowered about 1*l*. per acre in 1818, some of them to the old tenants, and four of the largest were let to new tenants all in good circumstances, and the four out-going tenants' crop and stock were sold to pay landlord and taxes, but was not sufficient. These old tenants were strangers that came here in time of great prices and took farms; they were unacquainted with the management of the strong soil here, and on that account lost their all.

In order to give some true state of what we call neighbourhood, I mean the Carse and Bank of Gowrie, lying on the north of the river Tay, which runs from west to east. This tract of ground begins two miles east from Perth; this carse district of Gowrie is about 16 miles long and three broad, on an average, being about 48 square miles, or near 16,000 Scotch acres, and 10,000 acres of that good arable land, half strong clay, and the other half loam or black land; the other 6,000, or thereabouts, being woods, plantings, roads, drains, and unarable ground, of little value to the other, and little or no stress ought or shall be taken notice of that part in this report. The leases here are all in general 19 years, on account of the estates being entailed: and every acre, with a very few exceptions, pays two firlots, being two bushels and three-sixteenths of a bushel of wheat, and two firlots or near three bushels of barley each Scotch acre, and money for the remainder of the rent. About the half of the above ground of course has been taken in; and since 1806, when grain was out of measure high priced; I conclude that our wheat at 100*s*. per quarter, and barley at 60*s*. might have about answered the rents from 1806 to this day, but not lower, all cases considered. And this and last crops of wheat will not exceed 56*s*. per quarter on an average, and barley, on the average of the two crops, 25*s*. per quarter, and now unsaleable.

On this and other accounts we may safely state, that one-half of the tenants in this district have already, or between this and Whitsunday and Michaelmas, being the terms of entry and separation, will give notice to their landlords that they must quit their farms at first term, or settle on a new footing quite different from the former.

We have had no farms let in this district since the harvest came in, although many hang in the papers for letting, the farm of Drieborow only excepted, which is about a mile east of this district. But we learn that Lord Kinoul, whose land reaches on the west of this district, and goes on to westward of Perth, has met all his tenants, has heard their complaints and distresses, and found it was impossible for them to go on any longer, to do the least justice to the ground or pay their rents, much less to pay arrears, into which many of his tenants had deeply fallen. And he, with advice of his men of business, has settled the rent of the crop in the barn-yard, at a deduction of 30 per cent. for this year, and all arrears, and put them on a different footing, that as grain falls or rises, so their rents per acre fall and rise: this is accounted a very great relief on that great estate, and gives a new revival to all the tenants, and they seem to go on with new vigour. A very large estate in Strathmore, named Belmont, William McKinzie, the proprietor has given orders to reduce all the rents of his estates 20 per cent. for this year only, as an easement to encourage tenants to go on for a time, but many of the tenants assert that they shall not be able at that rent. Lord Duncan has, with some of his tenants at Lundie, proposed that the fiars price of the county, barley and wheat, be known for the year before the tenants took their leases, supposing it to be the data on which they ought to have rated the value of the farm produce of

their farms, and to calculate what number of bolls of grain would have paid their rents in that year. And the same number of bolls prices by the fiars of every year, in all time of their leases to come, is to be their rent. This has encouraged several to go on that otherwise would have stopped, &c. This is a general saying in all our district, and I believe over all the north of Scotland; we think no less of the land than ever we did in time of heighth of price, and will give the value of as many bushels of grain for the acre of land now, as ever we did when land was at the highest pitch, with this difference, if there be any taxes of any kind, they must be paid by the landlord and not by the tenant.

What hardships have been in this time, when compared with 30 or 40 years back, when the seat of Lord Kinnaird, the greatest proprietor in this district, when his leases came near out, if the tenant was in distress, his Lordship sent for or called for him, and, if possible settled a new bargain, and let no person hear or know till done; if the tenant was not fit for his farm, he sent private notice to one of his Lordship's agents, who settled all, and provided for the other suitably; thus his Lordship took a lead in turning off all *millmuters*, *smi-day bondages*, all *cotaries to mansions*, &c. and in 30 years reared the spirit of industry in this district to such a pitch, that he raised his rents from about 900*l.* to the amount of 10,000*l.*, and upwards.

I am a proprietor in both the Perth and Dundee banks; one of the bank profits is, large purchases in the stocks and the interest arising from them, and there being plenty of money or London paper on demand, the want of requisite securities is the only hardship. All persons here that have spare money for months, days, or years, and lodge it in the banks, have

four per cent; all that can give in a bill properly satisfactory, get out money at the rate of 5 per cent. I believe our banks are on the best footing, equal to any in the nation, and are at no loss for want of circulation.

Our labouring poor are in great distress for want of employment; but their pride here in this quarter to live independent of supply, makes them live so mean, that they are, in many cases, pitiable to look at, before they will ask for any thing. Often we have to flatter old people to take a loan, to pay again when it is in their power; and by that means get them preserved from starving: and Lord Kinnaird is the greatest proprietor in this district, who gives meal and other necessities to almost all that stand in need; for many of the old and infirm that are not able to work, would rather die than go on upon the public fund. But the great number of men that have begun to go idle this winter, for want of employ, complaining to one another on the certain ruin that is approaching, truly make a deplorable appearance. Families of six persons living at the rate of 16lb. of oatmeal per week, and potatoes for the rest of their food, is a general sketch of the labouring poor here.

I have just been in Dundee this day, and there lies in the harbour all the fine shipping that used to be freighted out to the Baltic for the produce of that country, by this time of the season, flax, hemp, tallow, iron, wood, &c. &c. but not a single ship-master there has orders for a single pound of Baltic produce this season of any kind. Ship owners, bakers, brewers, butchers, all moaning to each other, saying what is to be the end of such times, &c.

I have 21 ploughmen at this moment, whose meal and milk will not cost 120*l.* yearly, and they would not change their food with any in Great Britain.

*David Wright.*—Tenants under high rents, and who had been sinking their capital, carrying on improvement of various kinds, purchasing dung and lime to a great extent, certainly trusted to the return of crops for discharging these obligations. They were surely then very much unprepared for so doing when the rapid and unexpected fall took place upon grain. This circumstance obliged them to carry to market large additional supplies, more than they would otherwise have done, and to force a sale at any price to make up the sums wanted. Further, the failure of crop in many districts, particularly wheat from mildew and rust, to the extent of one-third and one-half, of which there is no doubt added greatly to the grievance, loss, and discomfiture of the farmer. And lastly, the unexpected diminished circulation of paper, taken with these circumstances, must also have added much to the inconvenience and sufferings of the farmer, as well as the dealers in and purchasers of grain.

*John Church.*—The arrears of rent due by tenants are large on some estates, amounting to three-fourths of those due at Martinmas last. High rents and low prices of farm produce are so incompatible, that ruin must ensue to the occupiers if some change does not speedily take place. From the evidence before Parliament, it was stated, that the farmer cannot live if wheat is below 30s., barley 15s., and oats 11s. 3d. per Carlisle bushel (which is 3 Winchester ones, and our common measure for grain). A Carlisle bushel of each make 56s. 3d. Wheat is here at present 18s. barley 7s. and oats 6s., the measure of each makes 31s. Now suppose a farmer to grow 100 Carlisle bushels of each, he sells it for 121l. 5s. less than a living profit. Live stock having declined nearly in the same proportion, renders a very great reduction of rents absolutely

necessary—25 or 30 per cent. will no doubt be considered a liberal abatement by the landlords, but obviously not adequate to the oppression of the times.

The wages of mechanics and labourers are still higher than the present situation of the farmer can afford. The arable farms in this district are small, on which the occupiers rear a number of pigs, with which they have paid half, and sometimes their whole rent, out pork having declined about 50 per cent. since the peace, has added another misfortune to the general calamities which the farmer endures this year, as may be readily conceived after such a picture, which is not even so gloomy as some of the adjoining counties exhibit. The rage for farming has entirely ceased. When a respectable farm is in the market, few candidates appear, even if it should be offered 30 per cent lower than formerly, as from the declining state of markets, there is no certainty for considering such a good bargain. The want of capital and credit are also principal reasons for restraining competition upon such an occasion. All expensive improvements have been suspended compulsively, from pecuniary disability, and if times continue, the farmer, contrary to his wish, must resort once more to slovenly cultivation.

The circulation of paper has decreased considerably all over this country. The banks have restrained their discounts more than two-thirds, and where the country is in a ruinous state, from bankrupt tenants, &c. they are nearly quite suspended. The liberal support of the bank some time ago encouraged the farmer to improve and speculate beyond the dictates of common prudence, and being suddenly withdrawn, has left him in the midst of insurmountable difficulties—like a friend who proves treacherous.

Labourers are not willing to lower their wages in proportion to the times, and several remain idle for

want of employment, starving as it were in the midst of plenty. Their current wages for the above year were 2s. to 2s. 6d.; now they are still 1s. 6d. to 1s. 10d. per day, being higher, compared with the necessities of life, than in those years of 1811 and 1812.

Beef is at present 4d. to 5d.—Pork 3d. to 3½d. per lb. (each of 16 oz.) Butter 4s. per firkin of 56 lbs. Fresh butter 1s. per lb. Skim milk cheese 3d. and new milk cheese 6d. to 7d. per lb.

*John Henderson.*—I have, within the last fortnight, received notices to quit from three farmers of from 40l. to 70l. rent, and from nine tenants of from 5l. to 20l. And upon other estates in the county the proportion of notices is much greater. A brother of mine, a writer in this town (Thurso), has the management of five estates in this county, occupied by about 1,000 tenants or occupiers of land; he has received notices to quit from 37 tenants of farms, at from 20l. to 40l. rent; from 12 tenants at from 40l. to 60l.: from 9 tenants, at from 60l. to 200l. I have only farther to remark on this head, that all the tenants who paid rent to me last winter, declared their inability to pay the next rent unless times would mend—that is, unless a market could be found for their produce, and prices increased. The price of timber, iron, and all other commodities required by the farmer to cultivate the soil is still as high as it has been for several years past—even that of servants' wages has not abated. The consequence will be that in the course of the next summer many farms will be waste or in the proprietors' hands.

*As to the remedies.* 1st. The tax on farm horses, which in the course of last season has affected even the cottager who occupies perhaps not above two acres of land, and who keeps one or two ponies not above

40 inches high. An inspector, lately appointed in the northern counties as a check upon the county surveyor, made a survey here last summer, and charged all these poor cottagers with 3s. of tax for every one of the miserable ponies they had, which he said was in obedience to an act passed some years since, though not acted upon until this *new broom* came among them.

2d. The heavy, and I may say prohibitory duties on malt and spirits. The dog tax is another grievance upon the cottager; if he has no dog in his cabin he escapes from the house duty, but if the surveyor finds a dog with him, to chase cattle from his possession, he is charged 8s. for the dog, and of course this is accompanied by 4s. 6d. of house duty, although his dwelling is made up of mud walls covered with sods, and a hole upon the roof to let in the light of the sun to him, and allow the smoke of his fire to ascend into the atmosphere: or should he have no dog, if he has a small poney, that brings him in for the 4s. 6d. house duty also.

3d. The heavy duty on timber from the Baltic or Norway, now about 1s. 5d. per cubic foot: this affects this county very considerably, because, in former seasons, when grain was low priced, several cargoes of grain and oatmeal were exported from here to Norway, and timber and iron brought home in return, which then paid only an importation duty of 1½d. per cubic foot; but the present additional war tax of 1s. 5d. per cubic foot, with prime cost and charges, prevent the importation of it, although much wanted in this district, that produces no timber to serve agricultural or other purposes. In short, such is the pecuniary distress here, that although the collector of taxes has pointed the subjects of many tenants for their arrear of taxes, he can get no sale for it by public auction or otherwise,



and he has given notice that he will resign his situation, being unable to collect the taxes imposed on the tenantry. The Caithness farmer would require to get 20s. per boll for his produce; and for the last 12 months were he to dispose of it at 5s. per boll, there are no purchasers, particularly for his bear or big crop. Of this grain there is the greatest part of crop 1814, and all of crop 1815, on hand. In order to remedy this evil in part, if Government passed an act lowering the duty on malt, and permitting small stills of 40 or 50 gallons, at a reduced duty, in the northern counties, the revenue would be more productive, and it would open a consumption for the grain. The duty on the east country timber to be lowered to about 4d. per cubic foot; and lastly, as Government has prohibited the importation of foreign grain, a measure which has not yet afforded relief to the agriculturist, if parliament would in its wisdom see meet to apply a million or two of the public money to purchase grain or oatmeal at the present low prices, and store it in granaries at or near the great towns, it would afford great and immediate relief to the farmer, and the public might, in the end, gain by this stored victuals, when price and consumption would increase. Without some such means of public aid and support, the great and rapid progress in agricultural improvements made within the last 12 years, owing to the useful information diffused among all classes of society, under the patronage of the Board of Agriculture, will soon be lost to the community.

The price of beef was as low as from  $2\frac{1}{2}d.$  to  $3d.$  in December; but the few fed beasts that are now slaughtered for present use, sell at  $4d.$  per lb. Mutton, in November, at  $3\frac{1}{2}d.$  per lb. none at this season for sale. Pork at  $2\frac{1}{2}d.$  to  $3d.$  per lb. Butter at  $10d.$  per lb. and Cheese at  $3\frac{1}{2}d.$  per lb.

## APPENDIX.

*The following two Letters, the first from the Earl of Winchilsea, and the second from Charles Duncombe, Esq. M. P. were received too late to be inserted in their proper place, at p. 14, Part. I.*

South Street,  
May 11th, 1816.

MY LORD,

I have the honour to send enclosed to your Lordship the account you wished to have, of the parochial relief given to cottagers keeping cows upon my estate in Rutland, during the last year, by which your Lordship will see in how slight a degree they have been burthensome to their parishes; one principal cause of which I believe to be, that these cottagers do not feel themselves entitled to demand relief from their parishes, or when out of work to be employed by the overseers; they, consequently, exert themselves more than they would otherwise probably do to gain their own livelihood. The parishes also do not feel themselves bound to relieve them while they possess a cow; and no relief is ever granted to them except in cases of peculiar distress, when it is apparent that, without some assistance, the cottager must part with his cow; and then the parishioners acting both humanely towards the man, and wisely towards themselves, seldom refuse to grant the relief wanted, the amount of which is generally less than what would be given to another description of labourer under similar distress, because the profit of the cow is taken into the account, and because the cottager feeling that what is done for him

is a matter of favour, is more easily contented. This custom has existed upon my estates as far back as I have any account of them. I have added to the number of these cottagers, and have always been glad of an opportunity of so doing, being convinced that this system has a tendency to improve the comfort, moral habits, and industry of the poor, at the same time that it lessens the burthen of the poor's rate.

I have the honour to be, &c.

WINCHILS A.

The Earl of Macclesfield,  
&c. &c. &c.

RUTLAND. Cottagers keeping cows from Lady Day, 1815, to Lady Day, 1816.

Parishes.	No. of Cottagers keeping cows.	Relief from Parish.	
		No. of Familes.	Sum paid.
			<i>L. s. d.</i>
Burley, -	18	—	—
Hambleton,	34	2	36 6 0
Egleton, -	17	1	18 4 0
Greetham,	18	—	—
	87	3	54 10 0

Of the above, about 27 may be considered as persons that would never have applied for relief, being in better situations than working men. Of the three cottagers stated above as receiving parish relief, one is a man with a large family, who has been unable to work for some years; another, a woman of 85, with children and grand children living with her; the other, a widower with a very large family.

MY LORD,

In compliance with the wishes expressed at the Board a short time ago, I beg leave to communicate to your Lordship, for the information of its members, the answer I received, dated the 19th of April, from my steward, as to the number of cottagers, and the effect resulting from having land annexed to their dwellings.

I have the honour to be, &c.

C. DUNCOMBE.

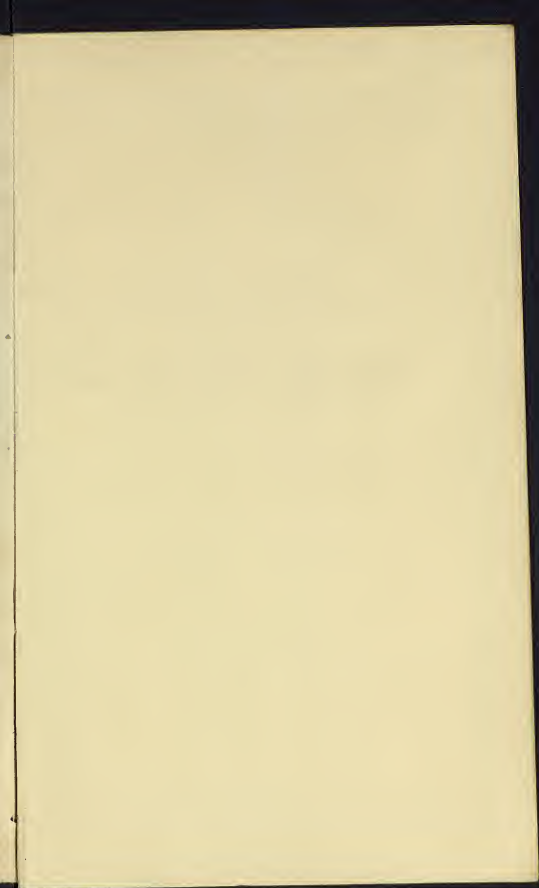
24, Arlington-street,  
May 23d, 1816.

SIR,

The number of cottagers accommodated with land, most of them sufficient to keep a cow, and to grow a few vegetables, amount to 110, since the year 1803, and I do not feel the least difficulty in saying that it has been beneficial to them, as not more than five of them have had relief since, and I only recollect a single instance where weekly cess has been paid.

I am, Sir, &c.

GEO. PIERSON.



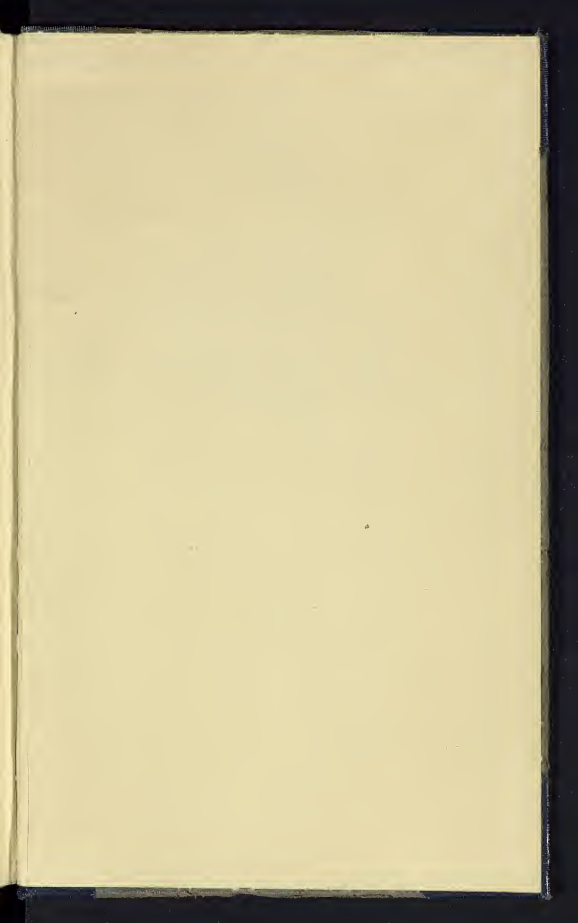
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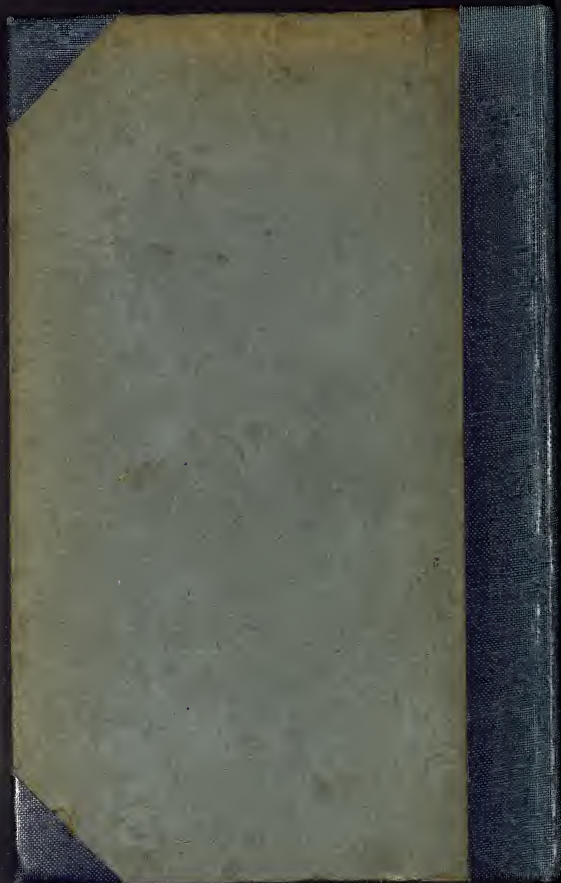
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